

The Walpoles

(Walpole St Peter/ Walpole St
Andrew/ Walpole Marsh)

Evidence Base

June 2023

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Key Issues

Theme	Issues
Population characteristics	<ul style="list-style-type: none"> increased slightly with the release of the Census 2021 data. As well as this there is a real mix in age profiles with around ¼ being made up of younger age groups and elderly groups and around ½ of the parish being of working age. Housing will need to cater to the need and mix for all age groups and consider situations including how to keep younger age groups wishing to stay in the area once hitting the years 16-24yr when they may start to leave their family home. Also catering for people wishing to downsize or move due to adaptation needs, children leaving the family home, or people wishing to start or grow their families looking for bigger properties. Since a ¼ of the parish is made up of 65yrs + this may indicate a need for more smaller unit housing or a need for specialist housing for older people.
Deprivation analysis	<ul style="list-style-type: none"> The parish falls within the 10% most deprived areas for barriers to housing and services which measures the accessibility of housing and local services from a financial and physical aspect. The indicators fall into two sub-domains: geographical barriers and wider barriers. For geographical barriers this relates to the physical proximity of local services, and 'wider barriers' includes issues relating to access to affordable housing for example. In relation to income, employment, and income deprivation affecting children, the area has become more deprived since 2015 which is linked to the barriers younger people or families face with finding suitable housing and services. Need to try to accommodate affordable housing or suitable local employment in the area- potentially through allocations.
Affordable housing	<ul style="list-style-type: none"> There are 11 households currently on the register waiting to find appropriate affordable housing for a 1 to 4 bed property. This register could increase over the development period for a similar need. From data supplied by the Borough Council it seems there is only 1 shared ownership household in the area and most of the need is from affordable social rent. There is no sheltered housing within Walpoles
Unoccupied properties	<ul style="list-style-type: none"> At the moment, it seems that unoccupied buildings are not a major concern for the Walpoles, compared to other areas of West Norfolk which

	<p>are tourist hotspots, showing that the area is more appealing for full time residents.</p>
Housing growth	<ul style="list-style-type: none"> • The Walpoles is designated a Rural Village by the King's Lynn and West Norfolk District Council's Core Strategy (2011), and so limited growth or a small allocation is considered suitable for proportionate growth in new housing. However, this designation will be upgraded to Key Rural Service Centre in the emerging Local Plan. This designation means that the services and facilities which are provided in the parish are important for the population and will be important to consider to as Walpole gains further housing. • Over the last ten years permission has been granted for several dwellings classed as windfall. These have mainly been new dwellings or conversions of agricultural buildings to dwellings. It is important to make sure that the change in rural agricultural buildings to new dwellinghouses does not diminish the rural local character of the area. • Since both allocations in the emerging local plan have either been built out or have planning permissions, future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Development Plan chooses to allocate to support their local housing need e.g. for affordable housing. • The Neighbourhood Development Plan could consider supporting the emerging local plan and allowing small scale housing proposals outside of the development boundary such as rural exception sites.
Availability and access of local services	<ul style="list-style-type: none"> • There is a lack of employment options for local people in the parish, meaning they would need to travel elsewhere by bus or car to get access to a job with a variety of skills. • Modest additional housing could support the ongoing viability of some local services, such as the primary school and other local trade. • It will be important to retain those community facilities that are considered important for day to day needs to the locals.
Transport and connectivity	<ul style="list-style-type: none"> • Whilst the bus service provides access to some neighbouring places, not all of the bus stops offer a comfortable waiting facility. This could be improved. • Most of the local facilities are within walkable distance, which can improve physically activity, however, due to the lack of footpaths in certain parts of the parish, this would not be safe for all, such as children or those who are physically less able.

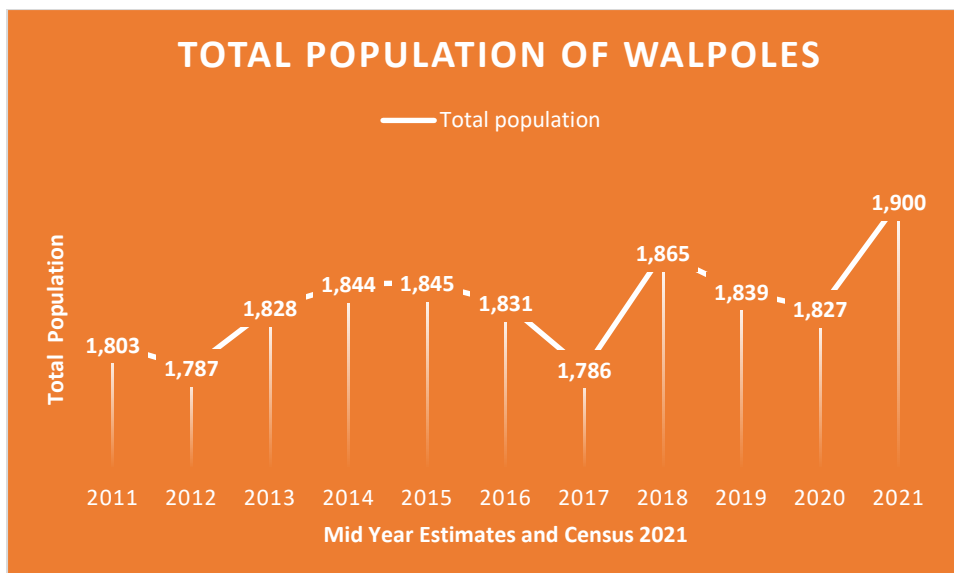
	<ul style="list-style-type: none"> • Access through PROW into the countryside and to open spaces for recreational reasons is limited for walking and cycling. This could be improved if there were willing landowners to improve routes. • Due to high car ownership and the need to travel by car to employment destinations, it is important to explore improved sustainable ways of movement to positively contribute to the need to be net zero by 2050 e.g. electric vehicle charging points within the village or amongst new development.
Carbon emissions	<ul style="list-style-type: none"> • Per household carbon emissions are higher on some categories than elsewhere, mainly due to the level of transport and commercial emissions and consumption of services. This in part is due to the rurality of the community but could also be linked with the high level of road users near the two Major A Roads. • The neighbourhood plan could support a reduction in emissions through policies including housing and that reduce the need to travel or encourage a modal shift.
Natural Environment and Local Landscape	<ul style="list-style-type: none"> • Although there are no designated wildlife sites within the plan the Greater Wash SAC/SPA is within 7km is nearby. It is possible that wildlife from these sites visit or is present within the neighbourhood area at times. • Additional housing growth within Walpoles could lead to increased recreational pressure on the nearby Greater Wash SPA/SAC, which has multiple wildlife designations. • The high quality of soil within the parish means that its benefits could constrain future growth within the parish. • Development, particularly major development of 10 or more dwellings or on the settlement edge, has the potential to impact the landscape setting, which should be protected.
Flood risk	<ul style="list-style-type: none"> • Surface water flooding is an issue in large parts of the parish, including the built-up area, it will be important to ensure this is not worsened through new development. • The entire parish is within Flood Zone 3 which may constrain future growth.
Historic Environment and Archaeology	<ul style="list-style-type: none"> • Walpole has a rich history, with a multitude of listed buildings (21). However, no conservation area. There is potential for development especially adjacent to impact the historic nature of the parish. The design of new development is particularly important with respect to this.

Population Characteristics

According to the Census 2021 the current population of the Walpoles is 1,900. This is a slight increase from the mid-year population 2021 estimates from the Office of National Statistics (ONS), which was Walpoles 1,827 before the latest census was released.

Figure 1 indicates the population has shown a fluctuating trend since 2011, with a particular drop of 45 people in 2017 and then an influx in 2018 of 76 people, more recently the population slightly declined from 2018-2020 but has a confirmed increase from the Census 2021 data.

Figure 1: Population changes in The Walpoles (2011-2021)



Source: Census 2021; ONS (2021)- Mid-Year Population Estimates at Parish Level (2011-2020) and Census 2021 data.

The change in age and gender structure over time between 2011 and the mid-2020 population estimates is provided in Figure 2. Regarding gender, the data shows that the percentage of men was slightly higher in 2011. However, in 2015 and 2020 there was a higher number of females in the parish. As shown in Figure 2 the age group with the greatest proportion of people is 45-64yrs, which made up 30.71% of the population in 2020. This is followed by 25-44yrs (20.14%) then 0-15yrs (19.65%).

It is interesting to see for a rural location that the parish has higher percentages of younger people than elderly. The % of 0-15yrs rose slightly by 2% from 2011-2020 showing this is an area where couples are choosing to start a family, have more children or move too. The age group 16-24yrs follows a similar trend to other rural locations and

is on the decline as the lowest age category to live within the area, this could be to do with unsuitable housing or opportunities for these people such as a lack of affordable homes for rent or ownership. The elderly population of 65yrs + in total makes up around 22% (406 people) of the Walpoles population which is still a significant number.

Figure 2: Mid-Year Estimates Population, age, and gender structure (2011, 2015 and 2020)

Years	Male 2011	Female 2011	Total 2011 %	Male 2015	Female 2015	Total 2015 %	Male 2020	Female 2020	Total 2020 %
0-15	185	135	17.75%	175	180	19.24%	177	182	19.65%
16-24	98	88	10.32%	77	86	8.83%	70	63	7.28%
25-44	170	198	20.41%	172	195	19.89%	163	205	20.14%
45-64	293	311	33.50%	275	304	31.38%	269	292	30.71%
65-80	146	129	15.25%	161	160	17.40%	169	173	18.72%
81-90	20	30	2.77%	25	35	3.25%	25	39	3.50%
Total	912	891		885	960		873	954	

Source: ONS, mid-year population estimates (2021)

The census 2021 data for Walpoles age profile shows that just over half of the population (52.5%) is made up of working age groups (25-64yrs) followed by younger age groups (25yrs and below) at 26.1% and then elderly groups at 21.2% (Figure 3). Suitable housing needs in the parish must cater for all age groups and give flexibility to the need for smaller housing to allow people to get on the housing ladder, allow elderly people to potentially downsize or move to more suitable/adaptable housing, and also homes which must cater to growing families.

Figure 3: Age Profile (%) from a local to national level (Census,2021)

Age Profile (Yrs)	Walpoles (%)	Kings Lynn & West Norfolk District (%)	England (%)
0-14	16.5	15.5	17.3
15-24	9.6	9.4	11.7
25-44	21.5	22.2	26.6
45-64	31	27	25.8
65-79	16.6	18.8	13.5
80+	4.6	7.2	4.9

Issues:

- Looking at the mid-year estimates, the parish has fluctuated over the last 1 years but has increased slightly with the release of the Census 2021 data. As well as this there is a real mix in age profiles with around $\frac{1}{4}$ being made up of younger age groups and elderly groups and around $\frac{1}{2}$ of the parish being of working age. Housing will need to cater the need and mix for all age groups and consider situations including how to keep younger age groups wishing to stay in the area once hitting the years 16-24yr when they may start to leave their family home. Also catering for people wishing to downsize or move due to adaptation needs, children leaving the family home, or people wishing to start or grow their families looking for bigger properties.
- Since a $\frac{1}{4}$ of the parish is made up of 65yrs + this may indicate a need for more smaller unit housing or a need for specialist housing for older people.

Indices of Deprivation

On Norfolk Insight area reports are drawn together for different wards covering details such as deprivation. Whilst Walpoles data has been merged with Walpole Cross Keys, Walsoken and West Walton, it gives us an indication of some of the deprivation statistics coming out in the area. (Norfolk County Council, 2020¹) Data suggests that:

- In 2018, 15% of households experienced fuel poverty which is above Norfolk (11.5%) and England (10.3%) levels
- In 2011, 27% of males and 39% of females were economically inactive in the area.

The Index of Multiple Deprivation (IMD), latest data 2019, is the official measure of relative deprivation for small areas/neighbourhoods in England. The IMD ranks every small area (Lower Super Output Area) in England from 1 (most deprived) to 32,844 (least deprived). Decile 1 represents the most deprived 10% of LSOAs in England while Decile 10 shows the least deprived 10% of LSOAs.

The parish (LSOA- 013C) falls within a LSOA that was ranked 9,118 out of 32,844 in 2015 and 8,052 in 2019 for deprivation. This suggests the area has become relatively more deprived, and it is amongst the 30% most deprived neighbourhoods in the country. The local authority overall was ranked 79th in 2019 out of 317 local authorities/districts².

Figure 4 in the table below shows the LSOA ranking Walpoles falls into for all the indicators of deprivation in 2015 and 2019. The lower the number the more deprived the indicator is. It shows that one of the biggest concerns is the barriers to housing and services where the parish falls within the 10% most deprived area in England. Also, income deprivation affecting children has raised the area from 50% to 30% most deprived; and with the rise in children in the parish of the ages of 0-15yrs this is something to take note of. The barrier, which means the number the indicator was ranked in England, also dropped significantly from 14,061 in 2015 to 9,687 in 2019. Relatively, across all indicators, the Walpole's appears to fall within the 50% most deprived neighbourhoods nationally, except for crime.

¹ [Norfolk - Deprivation - Ward | Walsoken, West Walton & Walpole | InstantAtlas Reports \(norfolkinsight.org.uk\)](https://www.norfolkinsight.org.uk)

² [Indices of Deprivation 2015 and 2019 \(communities.gov.uk\)](https://www.communities.gov.uk)

Figure 4: Indicators of Deprivation 2015 to 2019

Indicators of Deprivation	2015 LSOA ranked number in England (1- Most deprived to 32,844 Least deprived)	2019 LSOA ranked number in England (1- Most deprived to 32,844 Least deprived)	% Most Deprived to Least Deprived
Income	13,048	11,626	40% most deprived
Employment	11,438	11,201	40% most deprived
Education	5,957	7,245	20% to 30% most deprived
Health	13,423	8,089	50% to 30% most deprived
Crime	20,482	26,334	50% least deprived to 20% least
Barriers to Housing and services	879	609	10% most deprived
Living environment	10,719	9,555	40% to 30% most deprived
Income deprivation affecting children	14,061	9,687	50% to 30% most deprived
Income deprivation affecting older people	13,259	14,932	50% most deprived

Issues:

- The parish falls within the 10% most deprived areas for barriers to housing and services which measures the accessibility of housing and local services from a financial and physical aspect. The indicators fall into two sub-domains: geographical barriers and wider barriers. For geographical barriers this relates to the physical proximity of local services, and 'wider barriers 'includes issues relating to access to affordable housing for example.
- In relation to income, employment, and income deprivation affecting children, the area has become more deprived since 2015 which is linked to the barriers younger people or families face with finding suitable housing and services. Need to try to accommodate affordable housing or suitable local employment in the area- potentially through allocations.

Housing Profile

Detailed evidence with respect to this is provided by the Housing Needs Assessment (2022) which has been commissioned by AECOM. This housing profile is based on Census 2011 data and information provided by the district council. Nevertheless, further information with Census 2021 input is used in the housing profile section of this report.

Looking at the Census 2021 data the household composition is made up mainly single-family households (69.9%) which could incorporate couples and families with or without children. The number of one person households in the parish make up 23.1% and other household types 7%.

Comparing this to the Census 2011, the number of single-family households 10 years ago made up 74% of the parish and one person households made up 19.3%. This shows that the number of people now living on their own has increased and people living with partners or children have decreased. This could mean there may be a need for smaller housing or people needing to downsize due to changes in their household moving forward in the development plan period.

Regarding tenure of households this is calculated on the number of households in the parish which is indicated to be 770 households as of 2021. Around 43.2% of the parish own their household outright followed by 35.5% owning a house with a mortgage or loan. Private renting made up 11.4% of the parish and social rented housing made up 9.9% of the parish showing that rented properties are not as popular or available. Rented properties in the parish are also of a lower percentage than available in the district as shown in the summary graphs in Figure 5.

For the number of bedrooms in Walpole the most popular option currently is 3 beds (50.8%) followed by 4 or more bedrooms (30.5%), 2 beds (14.5%) and 1 beds (4.2%). This shows that larger properties make up the majority of the households available in the parish at the moment and a need for smaller housing types may need to be made available in the area particularly with the increase of single households.

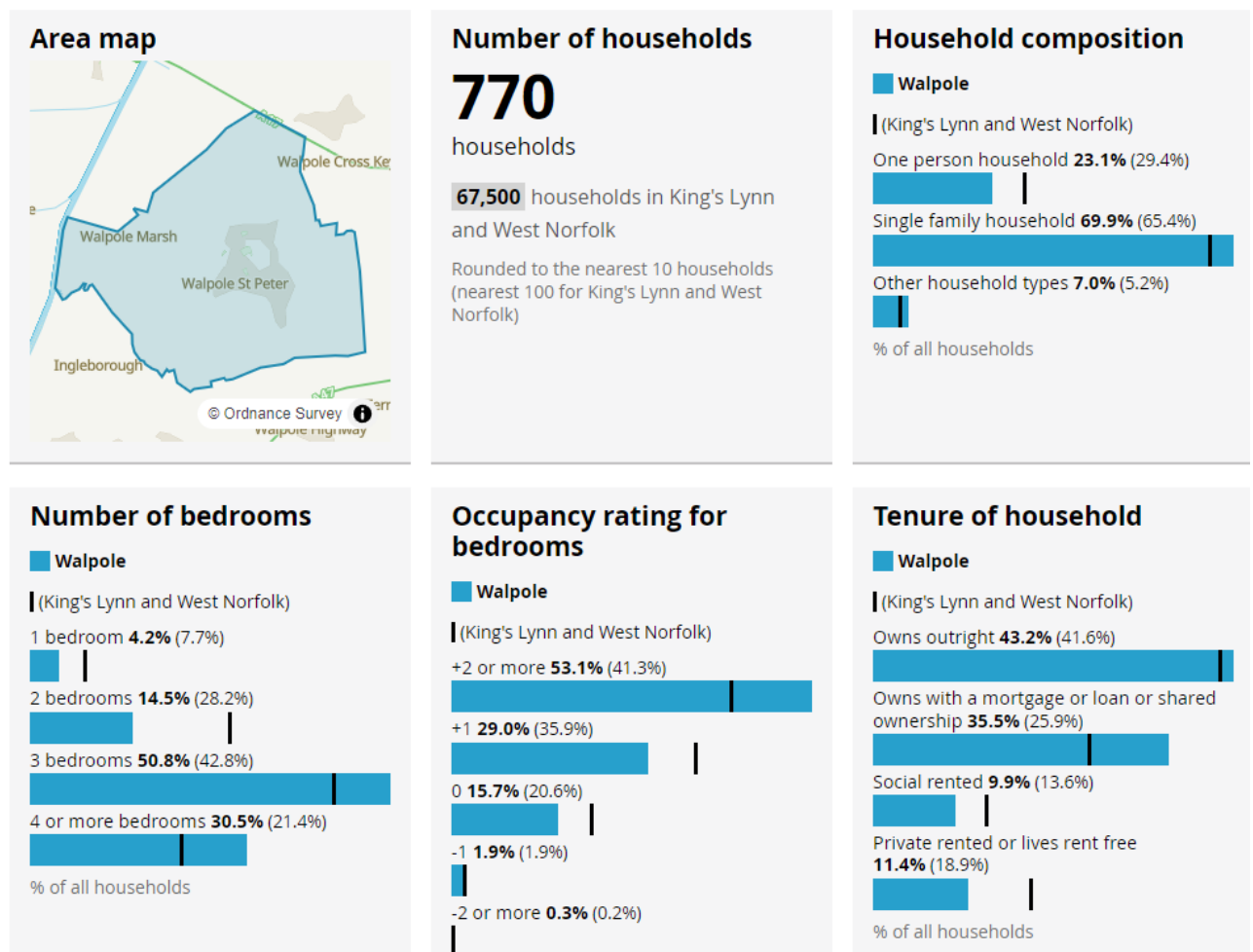
As well as this the Census 2021 shows the occupancy rating for bedrooms in the parish. This data looks at whether a household's accommodation is overcrowded, ideally occupied or under-occupied. This is calculated by comparing the number of bedrooms the household requires to the number of available bedrooms³. An occupancy rating of (-1) means that a household is considered overcrowded, (+1) means the household is under-occupied and (0) means the household has an ideal number of bedrooms for the

³ [Occupancy rating for bedrooms variable: Census 2021 - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

adults or children in the premise. For Walpole the data shows that 82.1% of the parish has at least 1 or 2+ bedrooms under-occupied indicating people who may own their home outright have larger properties than are needed. Only 15.7% of the parish have households ideal to their needs and 1.9% of households are considered overcrowded. This could mean that people are not wishing to downsize when family members leave the household, or they are then living on their own. Data shown in Figure 5.

Figure 5: Walpole Household Profile Preview (Census, 2021⁴)

Walpole



Affordable Housing

Affordable housing comprises:

- Affordable housing to rent
- Shared ownership or shared equity
- Discounted market sales housing

⁴Census 2021. Profile Preview Visualisations. Source: [Build a custom area profile - Census 2021, ONS](#)

Some of these options offer a more affordable route to home ownership. This is a focus for the Government, which has introduced various options over the years to enable people to get their first home, whether to rent or buy. A new tenure option 'First Homes' is being introduced by the Government currently and 25% of affordable housing on allocated sites will be required to be First Homes going forward.

There are currently 74 affordable homes in the Walpoles, according to 2018 data supplied by the Borough Council. There are no shared ownership households within the parish. The size and type are provided in Figure 6, which shows how 3 bed is the most common followed by 1 bed and 2 bed. There is no sheltered housing specifically designed for older people.

Figure 6: Affordable Housing from 2018 data

Number of Beds	General Needs	Sheltered Housing
Bedsit (0)	0	0
1	16	0
2	14	0
3	42	0
4	2	0
Total	74	-

Source: West Norfolk Borough Council, Housing Data from Affordable Housing 2018 data, August 2022⁵

In addition to the data provided in Figure 5, a further 3 affordable units were completed in the Walpoles (Walpole St Andrew and Walpole St Peter) as shown below from the delivery of S106 agreements. Adding 1 shared ownership household into the area and 2 more affordable rent which should take the affordable housing total 77:

- 3 x 2 bed houses (2 affordable rent and 1 shared ownership)

This works out at around 9.4% of the total number of domestic properties (77/813 x 100- according to the Council Tax register) or 9.7% of the properties lived in permanently by residents (77/788 x100). This is a low supply of affordable homes compared to district, county, and national levels.

Kings Lynn and West Norfolk	13%
Norfolk	17%

⁵ [Local Housing Profile | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](https://www.west-norfolk.gov.uk/local-housing-profile)

England	19%
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According to data supplied by West Norfolk Borough Council (August 2022) there are currently 9 households on the housing register for the Walpoles requiring general needs accommodation and 2 households requiring easy access properties.

For the general needs:

- 3 households require a 1 bed dwelling,
- 4 households require a 2-bed dwelling,
- 1 household require a 3-bed dwelling
- 1 household require a 4-bed dwelling

For easy access properties:

- 1 household require a 1 bed dwelling
- 1 household requires a 4-bed dwelling

It is unclear from the data whether these people have an existing link, such as family connection or employment, to the village or whether they want to move here because it is a desirable location. The Housing Needs Assessment will provide further detailed evidence with respect to affordable housing.

Issues:

- There are 11 households currently on the register waiting to find appropriate affordable housing for a 1 to 4 bed property. This register could increase over the development period for a similar need.
- From data supplied by the Borough Council it seems there is only 1 shared ownership household in the area and most of the need is from affordable social rent.
- There is no sheltered housing within the Walpoles

Unoccupied Properties

The National Planning Policy Framework does not make any allowance for the impact of second homes or holiday homes in a local authority's housing target. Additionally, whilst every effort is made to reduce the number of empty properties there are in the community and bring them back into use, no such device exists for second homes.

The Borough Council collects some useful data with respect to Council Tax. In October 2021 a very small percentage, 0.49%, of domestic properties within the Walpoles were second homes, see Figure 7. A further 2.58% of properties were empty and unoccupied, which means 96.9% of homes are occupied by people who live there permanently.

Figure 7: Home ownership categories from Borough Council of King's Lynn & West Norfolk Council Tax records (October 2021) and Business Rates List (March, 2022⁶)

Household Type	Number	%
Total empty and unoccupied domestic properties	21	2.58%
Total domestic properties registered as second homes*	4	0.49%
Total number of main residences (Minus unoccupied dwellings, second homes and empty properties)	788	96.9%
Total domestic properties in the council tax list	813	100%
Total non-domestic properties shown in the business rates list as 'Self-catering Holiday Unit accommodation and premises which are not on the council tax list' **	0	-

* These are properties which are either second homes for personal use, or second homes available for let for fewer than 210 days a year and are shown in the council tax list

** These are properties which are available for let for 210 days or more a year so are shown in the business rates list (March 2022)⁷. Further changes to this list are coming into force on 1 April 2023

⁶ [Business rates data](#) | [Business rates data](#) | [Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

⁷

The 2011 census data, although somewhat out of date, enables a comparison with other areas. The rates of inoccupation are significantly lower than the district picture, showing that 4% of properties are unoccupied compared to 4% (national) and 15% (district) respectively. In the Census report all dwelling types and household spaces will include dwellings which have at least one usual resident as well as households with no usual residents. Figure 8 shows that for The Walpoles in 2011 there was a low percentage of households which have no usual residents which is similar to surrounding communities. This showed that 944 households in total have 37 no usual residents accounting for 4% of homes in the plan area being unoccupied, which is 1.5% higher than current 2021 data from the borough council. Note that the base data is slightly different, so the two figures are not exactly comparable, but it remains a marked decrease over 10 years.

Figure 8: Resident and unoccupied household spaces (2011)

Parish	Total households spaces	Households with no usual residents	% with no usual residents
Walpole Ward	944	37	4%
Walpole Cross Keys	195	7	3.5%
Terrington St John	357	19	5.4%
Terrington St Clement	1,773	94	5.4%
Tilney All Saints	253	11	4.4%
Clenchwarton	963	38	4%
Wiggenhall Ward	907	49	5.5%
West Norfolk Borough	73,962	11,039	15%
National			4%

Source: Census 2011, Nomisweb.co.uk⁸

When looking at tenure data this showed that The Walpoles in 2011 had a total of 907 households and this is because this data does not include dwellings spaces which have no usual residents or may be empty. Comparing this to the Census 2021 data which so far gives a summary at a parish level. The number of total households in the Walpole Ward has apparently decreased from 907 in 2011 to 770⁹ out of 67,500 households in the district. This decrease in households ultimately could be to do with the fact that a number of households may now not be in the use of one usual resident which could

⁸Walpoles Area Profile E05005836. Source: [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](http://Local Area Report for areas in England and Wales - Nomis (nomisweb.co.uk))

⁹ Census, 2021. Wapole profile preview. Source: Build a custom area profile - Census 2021, ONS

suggest that there has been a fluctuation of people using household spaces for other means.

However, the second address indicator which is available for Census 2021 states that in Walpole 96.8% of the parish have no second address. Whereas 2.7% have a second address in the UK and 0.4% outside of the UK. The Census 2021 breakdown of total household spaces and no usual residents has not yet been released at a parish level for a comparison to be made to confirm the exact reason for a drop of 137 households.

Issues

- At the moment, it seems that unoccupied buildings are not a major concern for Walpoles, compared to other areas of West Norfolk which are tourist hotspots, showing that the area is more appealing for full time residents.

Housing Growth

Walpoles is designated a Rural Village by the King's Lynn and West Norfolk District Council's Core Strategy (2011). This is made up of Walpole St. Peter, Walpole St. Andrew, and Walpole Marsh, they are grouped together in the Core Strategy due to the shared services between the settlements and the close functional relationship. This designation is being upgraded in the emerging local plan to a Key Rural Service Centre under policy LP02 because of the range of services and facilities on offer. As stated in the emerging Policy LP02,

"Key Rural Service Centres help to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement. The Borough Council will seek to maintain and enhance facilities to support this function."¹⁰

However, debate has been made around this in the Local Plan Review examination so the settlement hierarchy may not change. The Site Allocations and Development Management Policies Plan (2016) allocated two sites within the Walpoles- G109.1 and G109.2 which will total at least 20 dwellings (Figure 10). These allocations are being carried forward in the emerging local plan. However, one allocation is now built out.

- G109.1 Walpole St Peter- Land south of Walnut Road. Amounting to 0.85ha and at least 10 dwellings. In the emerging local plan, it is stated that the site has come forward and benefits from outline planning permission (16/01867/O, 16/01705/O & 17/012174/O) and reversed matters (18/01573/RM) for a total of 9 dwellings. Most recently the entire site has come forward under one development proposal which details a total of 19 new dwellings (20/00068/FM). This site was being considered in summer 2021. However, the application was withdrawn.
- G109.2 Walpole St Peter- Land south of Church Road. Amounting to 1.44ha and at least 10 dwellings. In the emerging local plan, it is stated that the site has come forward and benefits from outline planning permission (15/01520/OM) and reversed matters (18/01472/RMM) for 10 dwellings. The development has commenced and 6 of the dwellings have completed (19/02/2020). Further data by the Borough Council states the whole site was completed in May 2021.

In addition, 46 planning permissions have been granted, started, or completed in the last 10 years (2012-2022) according to housing data by the BCKLWN (August 2022)

¹⁰ [Local Plan Review Pre-Submission Stage 2021 - Keystone \(objective.co.uk\)](https://www.objective.co.uk)

presented in Figure 9 (the full table is in Appendix A of this paper). Looking at the last 5 years (2017-2022):

- 29 of the permissions have been granted between February 2017 and March 2022
- 15 of the permissions have started since March 2018
- 10 have completed between March 2018 and October 2020

The total net gain of new residential dwellings in the Walpoles is 95; there is also a net gain of 9 dwellings coming from the change of use of non-residential agricultural buildings to residential dwellings in Walpole St Andrew. This totals a net gain of 104. It must be noted that some of these planning permissions may relate to the same site. Most of the permissions represent windfall development, outside of any planned growth in the Local Plan which is from allocation G109.1 and G109.2.

Figure 9: List of recent permissions in Walpoles (2012 to 2022)

Permission Reference	Location	Description	Net gain	Status	Completed Date
11/01575/F	Land At Townsend Farm Church Road Walpole St Peter Norfolk PE14 7NS	Construction of two dwellings (amendment to planning permission 05/00107/F) - Substitution of plot 3 for two dwellings	2	COMPLETED	31/12/2013
11/01699/RMM	Former Wendels Herbs Ltd Chalk Road Walpole St Peter Norfolk PE14 7PH	Reserved Matters Application - Site for residential development (10 dwellings - to include 3No affordable homes)	10	COMPLETED	31/03/2013
12/00059/O	Peek A Boo Barn The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG	Outline Application - Demolition of existing bungalow with outbuildings and construction of three dwellings	2	GRANTED	23/04/2012
12/01717/O	Land South of Missbe-Haven The Marsh Walpole St Andrew Norfolk	Outline Application: construction of residential dwelling	1	GRANTED	13/12/2012

Permission Reference	Location	Description	Net gain	Status	Completed Date
13/01286/F	Site South West of the Willows Pyecroft Lane Walpole St Peter Wisbech Cambs PE14 7PL	Detached Dwelling and Integrated Garage	1	COMPLETED	31/03/2015
14/00242/O	Land Adj To Elm House Chalk Road Walpole St Peter Norfolk PE14 7PN	Outline application: Construction of two dwellings	2	GRANTED	11/04/2014
14/00271/RM	Peek A Boo Barn The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG	Reserved Matters Application: Demolition of existing bungalow and construction of dwelling	0	STARTED	01/01/2016
14/00889/F	Plot Adj Small Field Pigeon Street Walpole St Andrew Norfolk, Walpole St Andrew	Proposed four-bedroom house and double garage	1	STARTED	01/09/2017
14/00972/F	Beacon Cottage The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG, Walpole St Andrew	Erection of two houses	2	COMPLETED	01/02/2017
14/01005/O	Applegate House Walnut Road Walpole St Peter Norfolk PE14 7PE, Walpole St Peter	Outline Application: construction of a dwelling	1	GRANTED	02/09/2014
14/01662/F	Storage The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG	Demolition of derelict commercial building and the construction of a 4-bedroom two storey dwelling with a detached double garage	1	COMPLETED	27/11/2020
14/01698/RM	Applegate Nurseries Applegate House Walnut Road Walpole St Peter Norfolk PE14 7PE, Walpole St Peter	RESERVED MATTERS: Construction of four dwellings	4	GRANTED	03/02/2015
15/00205/F	Glen Rosa Frenchs Road Walpole St Andrew Wisbech	Proposed replacement dwelling and associated works	0	COMPLETED	31/05/2017

Permission Reference	Location	Description	Net gain	Status	Completed Date
	Norfolk PE14 7JF, Walpole St Andrew				
15/00551/RM	Pear Tree Cottage Chalk Road Walpole St Peter Norfolk PE14 7PG, Walpole St Peter	Reserved Matters Application: Demolition of Pear Tree Cottage and construction of 3 No. detached dwellings	2	STARTED	02/01/2017
15/01443/O	Land North of Hawthorne Lodge Police Road Walpole St Andrew Norfolk	Outline Application: residential development	2	GRANTED	02/02/2016
15/02059/F	Adjacent Fairlawn 15 Kirk Road Walpole St Andrew Wisbech Norfolk PE14 7LL, Walpole St Andrew	Proposed 2.5 storey detached dwelling house with detached garage and new access to Fairlawn (adjacent dwelling)	1	COMPLETE D	16/01/2017
16/00656/RM	Land North of Hawthorne Lodge Police Road Walpole St Andrew Norfolk, Walpole St Andrew	Reserved Matters Application: Residential development plot 1	1	COMPLETE D	01/03/2018
16/01705/O	Land On the South Side of Walnut Road Walpole St Peter Norfolk, Walpole St Peter	Outline Application: construction of two dwellings	2	GRANTED	01/08/2017
16/01867/O	Land On the South Side of Walnut Road Walpole St Peter Norfolk, Walpole St Peter	Outline Application: residential development	6	GRANTED	01/08/2017
16/02101/RM	Poppyfields Pyecroft Lane Walpole St Peter Norfolk PE14 7PL, Walpole St Peter	RESERVED MATTERS: Proposed dwelling	1	COMPLETE D	01/03/2018
17/00769/RM	Land South of the Old Police House West Drove North Walpole St Peter Norfolk, Walpole St Peter	Reserved Matters Application: Development of 5 dwellings	5	COMPLETE D	06/01/2020

Permission Reference	Location	Description	Net gain	Status	Completed Date
17/00979/RM	Land Adjacent of Hawthorne Lodge Police Road Walpole St Andrew Wisbech Norfolk PE14 7NN, Walpole St Andrew	Reserved Matters for Plot 7 only	1	COMPLETED	03/02/2021
17/00982/F	The Willows The Marsh Walpole St Andrew Norfolk PE14 7JG	Removal of condition 2 of planning permission 16/01849/F to eliminate the flat roof part of dwelling	1	COMPLETED	25/02/2020
17/01559/RM	Applegate House Walnut Road Walpole St Peter Norfolk PE14 7PE, Walpole	Reserved matters application for the construction of dwelling	1	GRANTED	08/02/2018
17/01562/RM	Applegate House Walnut Road Walpole St Peter Norfolk PE14 7PE, Walpole St Peter	Reserved Matters Application: Construction of Two Dwellings	2	GRANTED	10/10/2017
17/01605/RM	Land Adj Hawthorne Lodge Police Road Walpole St Andrew Wisbech Norfolk PE14 7NN, Walpole St Andrew	Reserved Matters for Plot 2: Proposed new dwelling	1	GRANTED	25/09/2017
17/01715/RM	(Plot 5) Land Adj Hawthorne Lodge Police Road Walpole St Andrew Wisbech Norfolk PE14 7NN, Walpole St Andrew	RESERVED MATTERS: One dwelling	1	COMPLETED	27/03/2019
17/01846/RM	Land North of Churchfield House Eastlands Bank Walpole St Andrew Wisbech Norfolk PE14 7LB, Walpole	RESERVED MATTERS: Construction of 4 dwellings	3	COMPLETED	31/03/2022

Permission Reference	Location	Description	Net gain	Status	Completed Date
17/01959/F	Rose Cottage Mill Road Walpole St Peter Norfolk PE14 7QP, Walpole	Replacement bungalow with detached double garage	0	COMPLETED	01/03/2018
17/02174/O	Land On The South Side of Walnut Road Walpole St Peter Norfolk, Walpole	Outline Application: Development consisting of 2 x 2 and 3 bedroom semi-detached houses to satisfy Affordable Housing requirement for overall site G.109.1 - 1 unit for rent, 1 unit for shared ownership	4	GRANTED	25/05/2018
17/02218/F	Homewood Bustards Lane Walpole St Peter Norfolk PE14 7PQ, Walpole	Proposed residential development comprising 2 detached dwellings	2	GRANTED	14/09/2018
18/00946/RM	Cedar View Walnut Road Walpole St Peter Norfolk PE14 7PE, Walpole	Reserved Matters Application: Single 2 storey residential dwelling	1	COMPLETED	05/04/2022
18/01472/RMM	Land West of Cedars Lodge Church Road Walpole St Peter Norfolk PE14 7NU, Walpole	RESERVED MATTERS: Construction of 10 dwellings	10	COMPLETED	28/05/2021
18/01696/PACU3	Holme Farm King John Bank Walpole St Andrew Wisbech Norfolk PE14 7JS, Walpole	Change of use from agricultural building to 1 x 3 bed dwelling and 2 x 2 bed residential units	3	GRANTED	15/11/2018
18/01769/F	Atonement Barn Nest Clarks Cottages Bustards Lane Walpole St Andrew Norfolk, Walpole	Convert barn into a dwelling	1	STARTED	10/01/2019
18/01870/F	Land South of Ferndale Mill Road Walpole St	Proposed 3 No. residential dwellings	3	STARTED	29/10/2021

Permission Reference	Location	Description	Net gain	Status	Completed Date
	Peter Norfolk PE14 7QP, Walpole				
18/02124/RM	(Plot) 8 Lucky Lane Walpole St Andrew Norfolk PE14 7NX, Walpole	RESERVED MATTERS: Residential development	1	COMPLETE	02/10/2020
18/02249/RM	Plot 6 Lucky Lane Walpole St Andrew Norfolk PE14 7NX, Walpole	Reserved matters application for the construction of one dwelling	1	GRANTED	19/02/2019
19/00028/RM	Hundred Acre Wood Wisbech Road Walpole St Andrew Wisbech Norfolk PE14 7LH, Walpole	Reserved Matters: Proposed 2 No new dwellings	2	STARTED	31/05/2022
20/01240/F	Land Adj Eastleigh Chalk Road Walpole St Peter Norfolk PE14 7PG, Walpole	Proposed detached dwelling	1	STARTED	20/07/2021
20/01644/OM	Land SE of Helian House Walnut Road Walpole St Peter Norfolk	OUTLINE APPLICATION ALL MATTERS RESERVED: For residential development (Indicative layout shows 11 dwellings)	11	GRANTED	15/06/2021
20/01995/F	Plumridge Nurseries Mill Road Walpole St Peter Wisbech Norfolk PE14 7QP, Walpole	Proposed dwelling in association with horticultural business	1	GRANTED	13/04/2021
21/00361/F	Plot 4 Eastlands Bank Walpole St Andrew Wisbech Norfolk PE14 7LA, Walpole	REMOVAL OR VARIATION OF CONDITION 1 OF PERMISSION 17/01846/RM: (RESERVED MATTERS) Construction of 4 dwellings	1	STARTED	11/05/2021
21/00823/PACU3	Holme Farm King John Bank Walpole St	Application to determine if prior approval is required for proposed change of	3	GRANTED	10/06/2021

Permission Reference	Location	Description	Net gain	Status	Completed Date
	Andrew Wisbech Norfolk PE14 7JS, Walpole	use from agricultural store to 3 dwellings (Schedule 2, Part 3, Class Q)			
21/01694/F	Land Holme Farm King John Bank Walpole St Andrew Wisbech Norfolk PE14 7JS, Walpole	Change of use of existing agricultural land, including the existing yard, to a residential use. Change of use of the existing brick barn to a domestic/ancillary use in connection with the approved barn conversion (Ref: 21/00823/PACU3), plus an extension o	1	GRANTED	26/10/2021
21/02287/F	4 Lucky Lane Walpole St Andrew Norfolk PE14 7NX, Walpole	Proposed dwelling on building plot	1	GRANTED	30/03/2022
Total net gain: 104 dwellings					

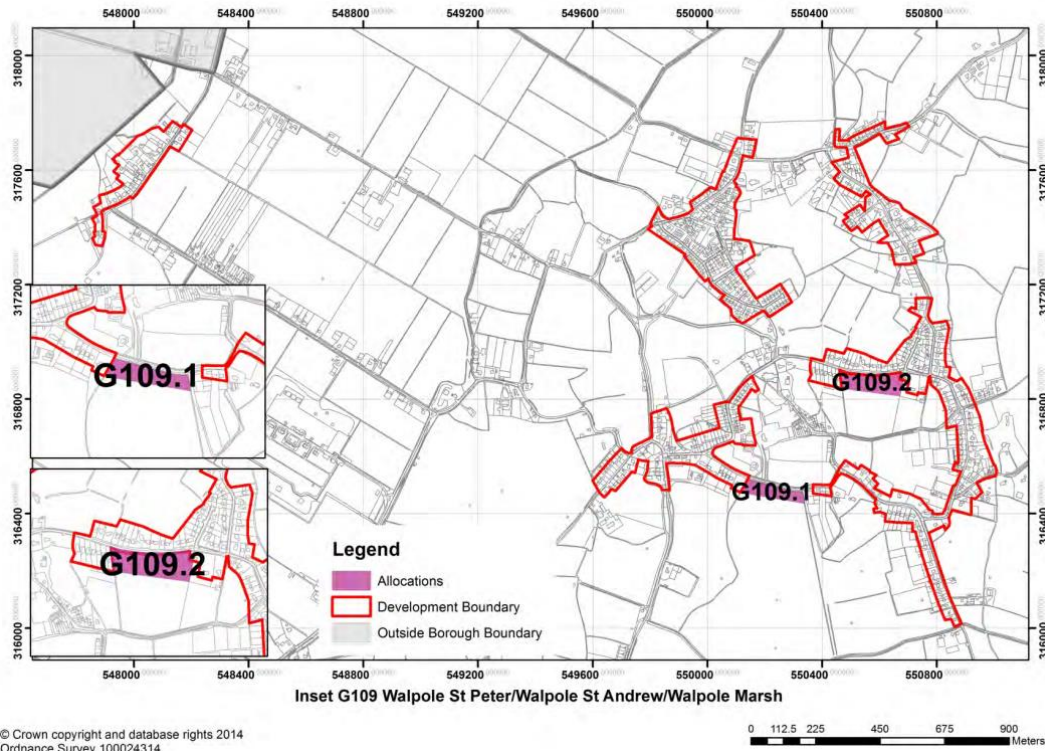
The Walpoles has a development boundary in the existing SADMP (2016) and emerging local plan review as shown in Figure 10. The development boundary has been slightly changed in the emerging development boundary to reflect changes wanted by the Norfolk County Council NPS Group which wanted the development boundary to go around all the existing school buildings¹¹. This was updated. However, such a minor change it is not obvious on the maps in Figure 10.

In the adopted local plan, residential development would be considered unacceptable in principle outside of the development boundary, except for specific types such as affordable housing. In the emerging local plan, small scale residential development could be acceptable outside of the development boundary, but the policy sets out this this does not apply unless the Neighbourhood Development Plan specifically allows it.

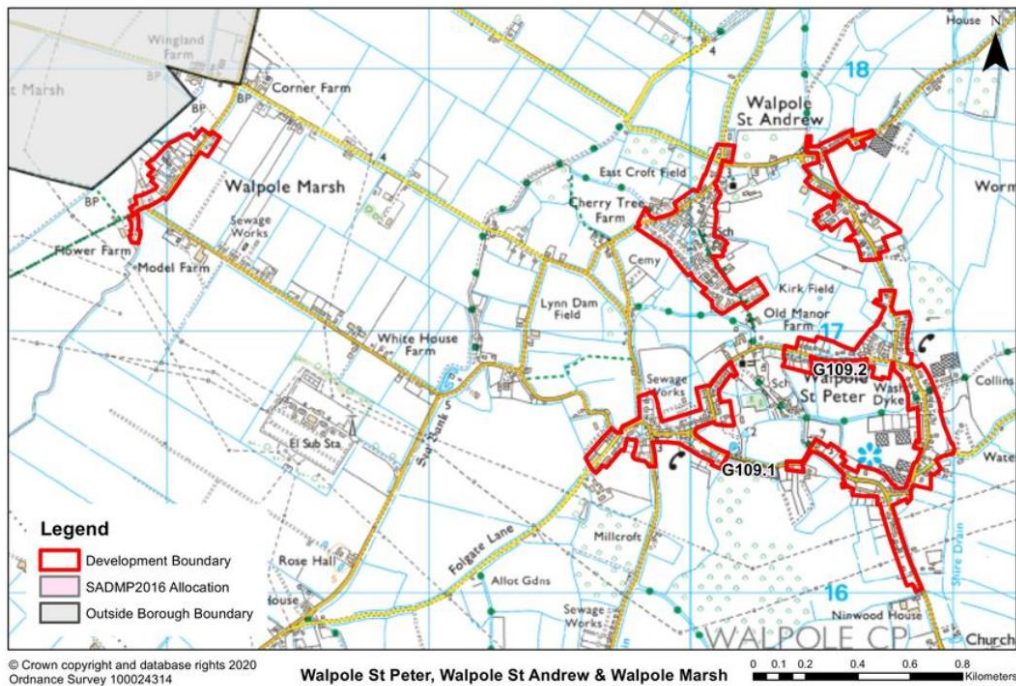
¹¹ E8- Proposed development boundary changes. Source: [Local Plan Review evidence base documents | Local Plan Review evidence base documents | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

Figure 10: Walpoles Development Boundary and Site Allocations in BCKLWN Adopted SADMP (2016) and Reg.19 Consultation Document (2021)

Existing Development Boundary:



Emerging Development Boundary:



Overall Housing Issues:

- The Walpoles is designated a Rural Village by the King's Lynn and West Norfolk District Council's Core Strategy (2011), and so limited growth or a small allocation is considered suitable for proportionate growth in new housing. However, this designation will be upgraded to Key Rural Service Centre in the emerging Local Plan. This designation means that the services and facilities which are provided in the parish are important for the population and will be important to consider to as Walpole gains further housing.
- Over the last ten years permission has been granted for several dwellings classed as windfall. These have mainly been new dwellings or conversions of agricultural buildings to dwellings. It is important to make sure that the change in rural agricultural buildings to new dwellinghouses does not diminish the rural local character of the area.
- Since both allocations in the emerging local plan have either been built out or have planning permissions, future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Development Plan chooses to allocate to support their local housing need e.g. for affordable housing.
- The Neighbourhood Development Plan could consider supporting the emerging local plan and allowing small scale housing proposals outside of the development boundary such as rural exception sites.

Availability and access to local services

Walpole is a large parish that includes the villages of Walpole St. Peter, Walpole St. Andrew, and Walpole Marsh. The villages lie to the north of the A47 approximately 10 miles southwest of King's Lynn and 6 miles northeast of Wisbech. The SADMP (2016) and emerging local plan considers the area have a range of services and facilities including a primary school, churches, a bus service, and employment uses.

The Lynx 54-bus route runs from Walpole St Peter to King's Lynn with bus stops on Church Rd, Walnut Rd, Wisbech Rd and Chalk Rd. The primary school could be a key reason the population is increasing in the Walpoles, especially amongst the 0-15year olds.

Data supplied by Anthony Curton & Tilney All Saints Primary School Office manager in October 2022 showed the last 6 years' worth of children on roll at the Walpoles primary school. The school has a capacity of 210 children made up of reception to Year 6. There is an intake of 30 pupils per year. Looking at the figures below most years there has been nearly full capacity of the school showing the area to be popular for young children.

- September 2017 – 207
- September 2018 – 206
- September 2019 – 202
- September 2020 – 199
- September 2021 – 204
- September 2022 – 201

Unfortunately, Walpole Pre-School permanently closed in July 2023. There's are several businesses in the parish such as home-based businesses and a few employment units, this includes:

- Core services- Walpole Primary School, Walpole Community Centre, Crazy Dayz Oak Tree Farm School, Village Hall
- Religious Worship- St Andrew's Church, St Peter's Church
- Agriculture services- Farms
- Food services- Black Swan, Bakery, Just Jades Tea room
- Tourism- Entrim lodge campsite

Since the rural parish is within the Fens and the Drained Coastal Marsh landscape, which is detailed further on, it is not surprising that there are a number of agricultural farms. However, from a sustainability perspective, there could be considered to be a lack of core services locally, including medical facilities, higher education, supermarkets, and a wider variety of employment opportunities.

Issues:

- There is a lack of employment options for local people in the parish, meaning they would need to travel elsewhere by bus or car to get access to a job with a variety of skills.
- Modest additional housing could support the ongoing viability of some local services, such as the primary school and other local trade.
- It will be important to retain those community facilities that are considered important for day to day needs to the locals.

Transport and connectivity

The Walpoles, as briefly mentioned in the last section, has one bus service that runs through the village- the bus service Lynx 54¹² which has permanent stops on the Springfield Road and Holt Court according to the timetable and these also follow Church Rd, Walnut Rd, Wisbech Rd and Chalk Rd, however, these roads do not have a permanent listing on the website timetable so may not be well used.

Further Information provided by the community highlights that the local of bus service is poor and not of much help to residents who need this especially since the last three return trips stop at Clenchwarton. In previous years, back dating to 1993, there was an hourly service from 07.15 in the morning until 23.00 hours both to Kings Lynn, and to Wisbech and there was also a summer service from the Lion Services to Hunstanton. However, with the services over the years decreasing significantly this has led to isolation in rural villages needing access to major services If people do not have access to a car.

The bus stops on Wisbech Rd is an old brick bus shelter without seating (Figure 11). The bus stop on Walnut Rd has a shelter and a seat to rest on (Figure 12). Both areas have a narrow pathway on one side of the road. However, there are not pathways throughout the whole village which is not uncommon in rural localities. The roads are residential areas with a road speed of 30-40mph so pedestrians would have to be careful walking to the bus stop safely here.

Figure 11: Example of Wisbech Rd Bus Stop (Google Maps 2022, Image Street View 2009)



Figure 12: Walnut Rd Bus Stop (Google Maps 2022, Street View 2021)

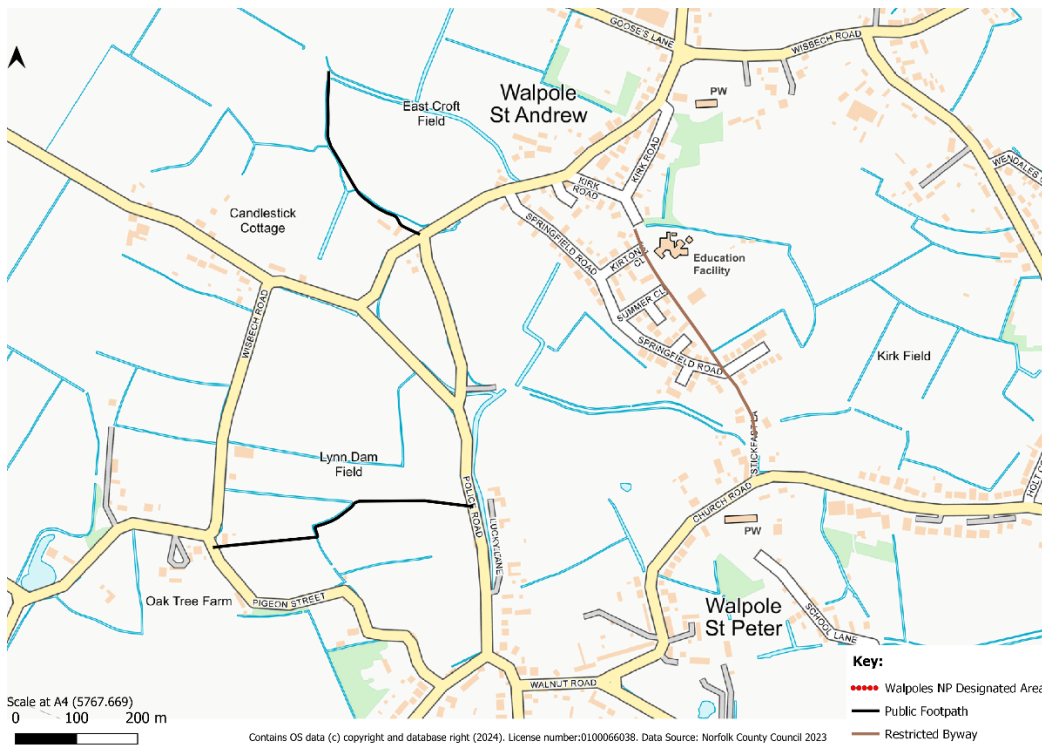
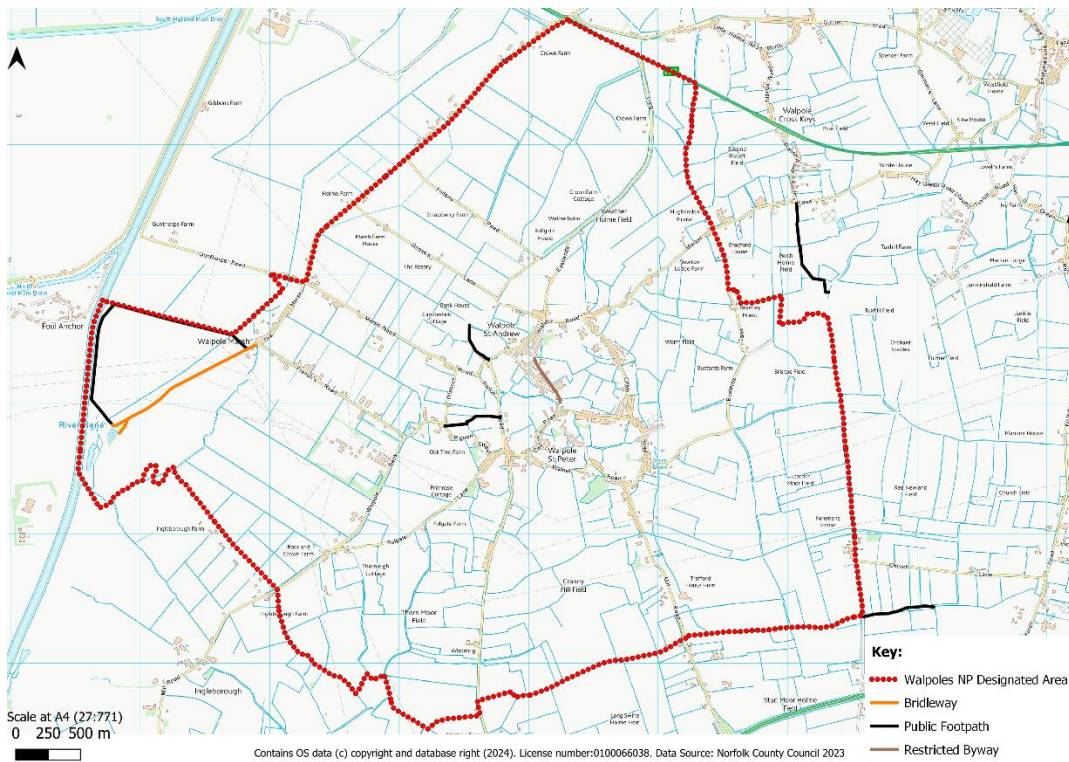
¹² [54 | Lynx \(lynxbus.co.uk\)](https://lynx.co.uk/)



Due to the rural nature of the parish, there are not many footpaths present overall, many of the roads are narrow B roads such as Market Ln, Marsh Rd, and Police Rd, where one car would safely pass. The parish sits between two major A roads, the A17 is north of the Walpoles cutting through Walpole Cross Keys and the A17 sits to the south of the parish.

As shown in Figure 13, there are a few short Public Rights of Ways (PROW) within the parish, such as north-west of Wisbech Road and west of Police Road. Within Walpole Marsh there is a short circular route in the countryside to the boundary of the parish over a footpath and bridleway. These routes enable people to access the open countryside which is considered important for physical and mental wellbeing. However, the routes appear fragmented and short and there is a lack of routes in other parts of the countryside or built-up settlements.

Figure 13: Public Rights of Way in the Walpoles



According to the Census 2011, 74.1% of the parish owned 1 or 2 cars whereas only 7.5% of the population did not own a car. This is most likely because of the rural nature of the villages, affordability, and the lack of public transport availability. As shown in

Figure 14 in 2021 still only 7% of the parish didn't own a car, whereas the rest of the parish owned 1 or more cars/vans. This means that the car will most likely always be an option for residents in the area so sustainable movements to more energy efficient usage amongst private vehicles could be explored such as electric vehicle charging points amongst residential or commercial sites.

Figure 14: Car or van ownership in Walpoles (Census, 2021)

Number of cars or vans within Walpoles (2021)	%
All categories: Car or van availability	100.0
No cars or vans in household	7
1 car or van in household	31.8
2 cars or vans in household	36.5
3 or more cars or vans in household	24.7

The Census 2021 also shows the method of travel to workplaces. It is not surprising that 68.1% of the parish who are in employment drive a car or van to work. Following this 21.9% of the parish said they worked mainly from home. However, the data was conducted through the Covid-19 pandemic which can have implications on this result. However, flexible working and the need to not travel to work if this can be done from home could become a more feasible and likely option meaning homes/spaces may need to adapt to this.

As well as this the distance travelled to work indicates that those who do not work from home are most likely to travel to work between 10km-30km away (29%) followed by less than 10km away (19.8%) or 30km+ (10.1%) or other (19.3%). This suggests that most people do not need to travel to long of a distance to access employment. The economic activity status of the parish shows that 58.2% are currently economically active. Whereas 41.7% of the parish are inactive or unemployed which can include retirees.

Issues

- Whilst the bus service provides access to some neighbouring places, not all of the bus stops offer a comfortable waiting facility. This could be improved.
- Most of the local facilities are within walkable distance, which can improve physically activity, however, due to the lack of footpaths in certain parts of the parish, this would not be safe for all, such as children or those who are physically less able.

- Access through PROW into the countryside and to open spaces for recreational reasons is limited for walking and cycling. This could be improved if there were willing landowners to improve routes.
- Due to high car ownership and the need for a car to travel to work outside of the parish, it is important to explore improved sustainable ways of movement to positively contribute to the need to be net zero by 2050 e.g. electric vehicle charging points within the village or amongst new development.

Carbon Emissions

The University of Exeter's tool [Impact](#) provides communities with data on their carbon emissions, helping to determine the sources of carbon emissions and areas where focused action can make the biggest contribution to cutting local emissions. Impact was developed by the Centre for Sustainable Energy and the University of Exeter's Centre for Energy and the Environment. Figure 15 provides a breakdown of consumption emissions and territorial emissions per household. Further detail can be described in the report- [Impact Report - Walpole \(King's Lynn and West Norfolk\) \(impact-tool.org.uk\)](#)

- Consumption emissions largely relates to what households in the parish emit. It includes things that people choose to consume, such as goods, food, and appliances.

The largest impact area is the consumption of goods and services, which makes up 36% of the total footprint. The next largest emissions is travel which makes up 30% of the areas footprint and covers emissions from transport, including from the use of private vehicles, public transport and from air travel. Emissions are estimated at household level based on a number of data sources, including the National Travel Survey, Experian, and other national statistics. This information has been aggregated to parish level. It is not about the presence of a road in the area.

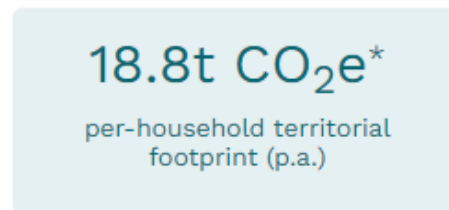
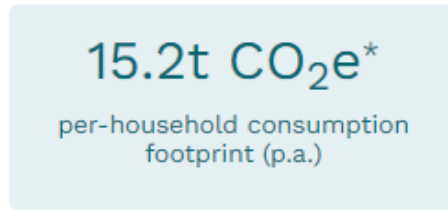
After travel the next biggest emission is food and diet (25% of the total footprint) followed by housing which makes up 9% of the total footprint and is below the district and national levels. The lowest is waste making up less than <1% and is based on household waste such as recycling. Overall, the per-household consumption footprint (15.2t CO₂e*) which is slightly below than the national average (15.8t CO₂e*).

- Territorial emissions per household, this includes emissions from activities within the parish boundary, covering road transport, industrial and commercial emissions, agriculture, and household energy use. In Walpoles, road transport and industrial and commercial are the greatest emitters making up 24% of the total footprint each; this is because of fuel emissions from road traffic users and within industrial sectors in the area. The reason this can be so high is because of the locality between two Major A Roads and the industrial units within the parish. Following this agriculture makes up 21%, aviation and land use, land use change and forestry make up 8% each, housing makes up 7% and all other subcategories fell below 3%.

Overall, the per-household territorial footprint (18.8t CO₂e*) is higher than the national average (17.1t CO₂e*), which is perhaps unsurprising given Walpoles rurality.

Walpole (King's Lynn and West Norfolk)

Walpole (King's Lynn and West Norfolk)



EMISSIONS BREAKDOWN (t CO₂e)



EMISSIONS BREAKDOWN (t CO₂e)

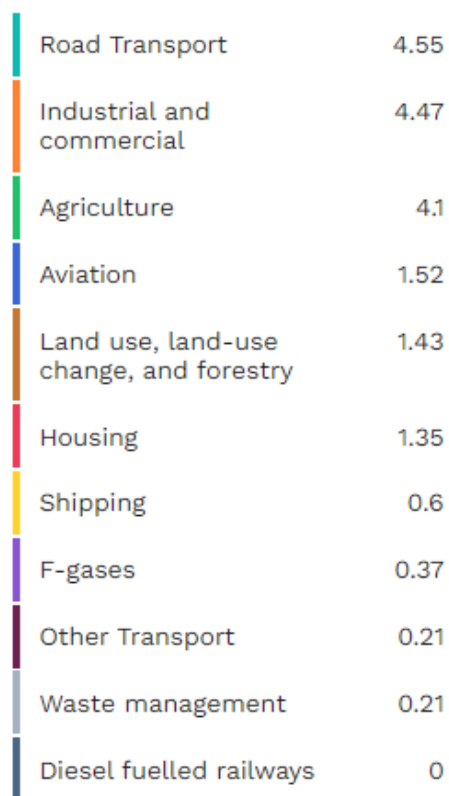


Figure 15: Consumption and territorial emissions per household in Walpoles (Source: Impact Tool, 2022¹³)

Looking at Figure 16, this shows the area comparisons of the average consumption footprint per household. This shows for Walpoles that the categories transport is particularly higher than the district and national average levels. However, housing is particularly lower.

¹³ [Impact | Community carbon calculator \(impact-tool.org.uk\)](https://www.impact-tool.org.uk)

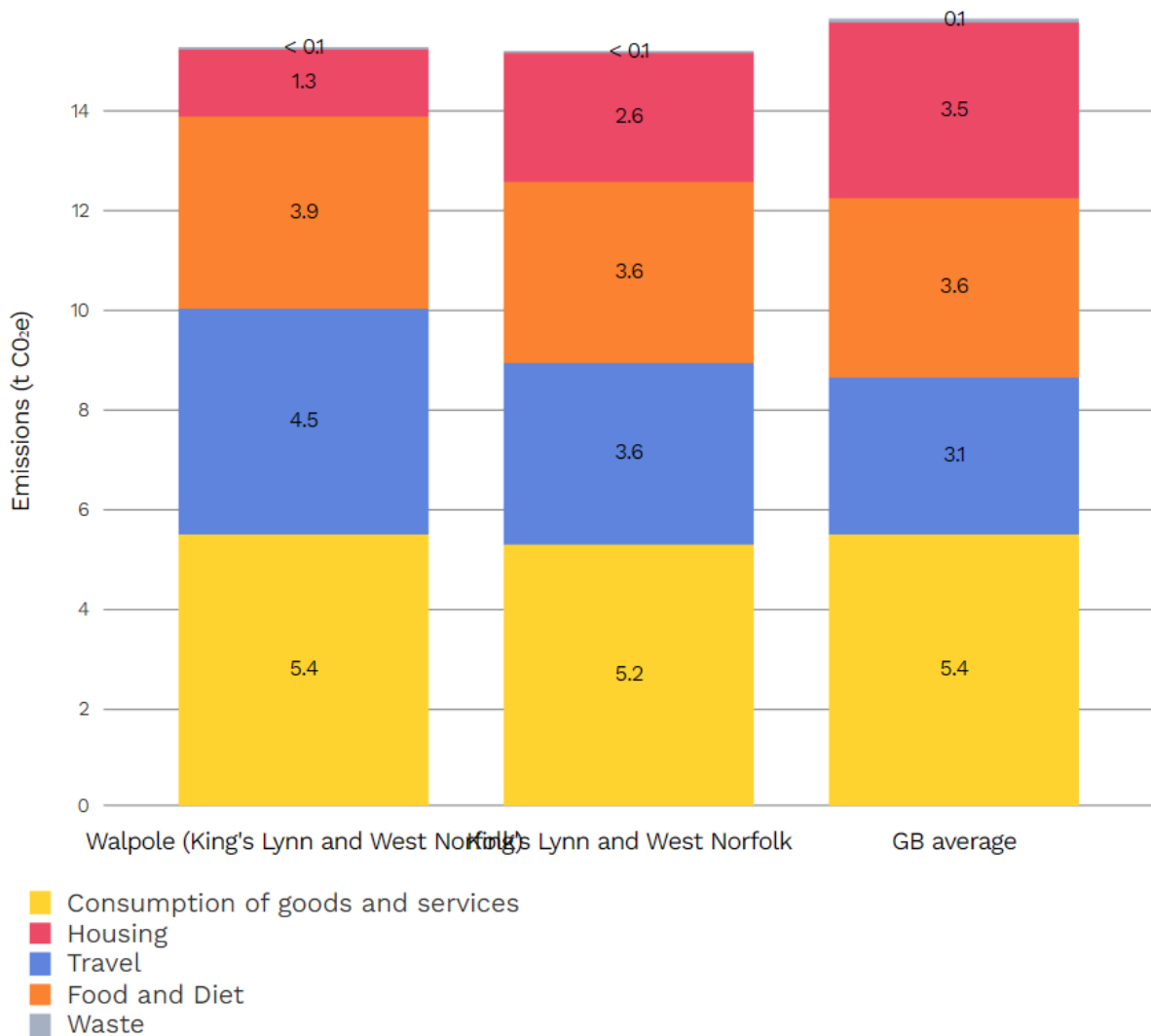


Figure 16: Area comparisons of the average consumption footprint per household (Impact Tool, 2022¹⁴)

Although housing is not one of the highest emitters with either measure, it is important to consider achievable change targets within the area as suggested within the Impact Report. This can include:

- Hugely reduced energy demand from buildings
- Smarter & more flexible management of energy demand, including storage
- Decarbonised heat delivery
- New buildings and developments that achieve net zero emissions, (including associated new transport)

¹⁴ [Impact Report - Walpole Cross Keys \(impact-tool.org.uk\)](https://www.impact-tool.org.uk)

Whilst some measures will be outside of the scope of a neighbourhood plan and would also include behavioural change amongst the existing housing stock, residents and retrofitting buildings it is an important point to keep in mind for new developments and for supporting community projects or actions.

Issues

- Per household carbon emissions are higher on some categories than elsewhere, mainly due to the level of transport and commercial emissions and consumption of services. This in part is due to the rurality of the community but could also be linked with the high level of road users near the two Major A Roads.
- The neighbourhood plan could support a reduction in emissions through policies including housing and that reduce the need to travel or encourage a modal shift.

Natural Environment and Local Landscape

There are no European or Natural England statutory designated sites in the neighbourhood area, though there are a number of important European designations within approximately 7km to the north, this includes the southern boundary of the Greater Wash Special Protection Area (SPA) and Special Area of Conservation (SAC) shown in Figure 17.

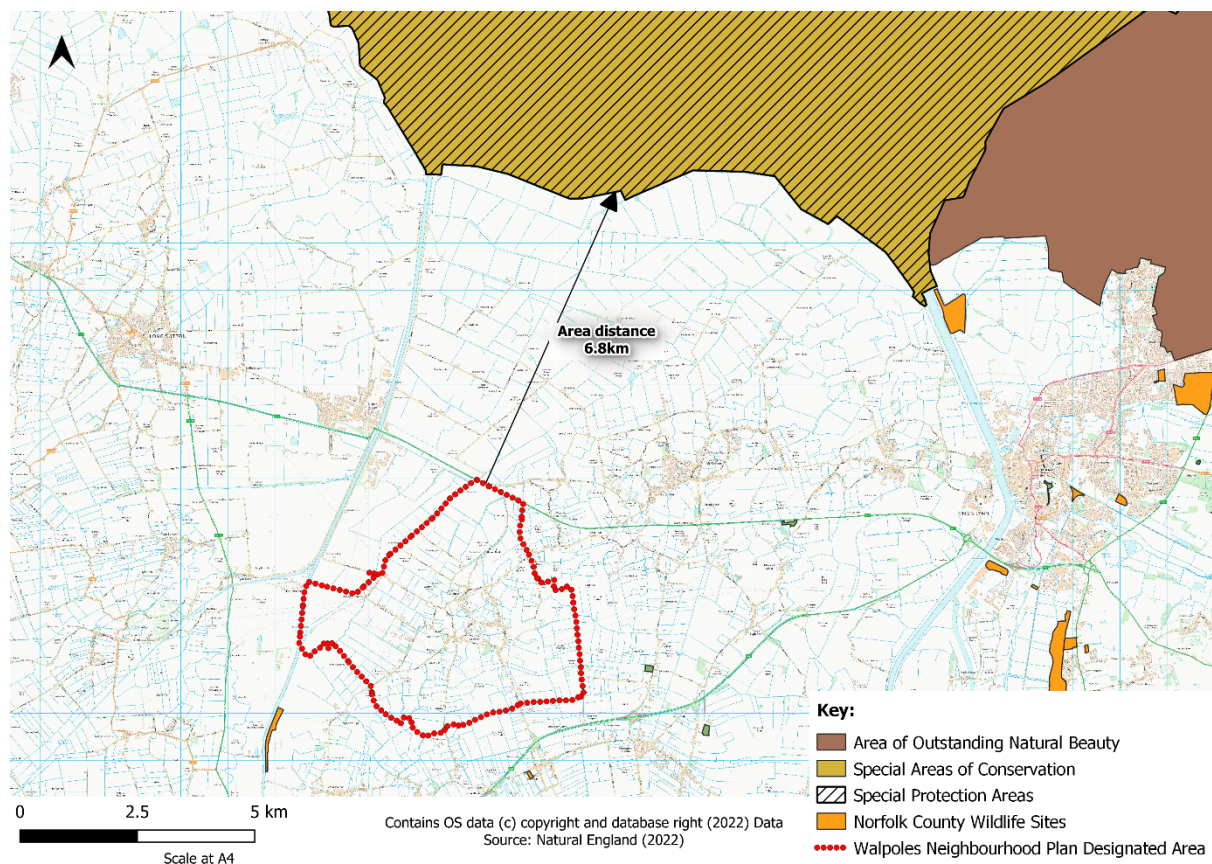


Figure 17: Neighbourhood Plan Boundary area distance from the nearest European Protected Sites (Greater Wash SPA, SAC, SSSI, NNR)

There are no non-statutory designations, including County Wildlife Sites, within the neighbourhood area. However, there are a few within approximately 1.5km to 6km of the neighbourhood area to the southwest and southeast. These fall within the parishes of Walton Highway and Walpole Highway.

Parts of the parish contain Habitats of Principle Importance for biodiversity conservation, those which are most threatened, in greatest decline or where the UK holds a significant proportion of the world's total population; these include Traditional Orchards and Deciduous Woodland¹⁵ which are also classified as Priority Habitats. Natural England

¹⁵ [UK BAP Priority Habitats | JNCC - Adviser to Government on Nature Conservation](#)

identifies that there are or is potential for important habitat networks, these are shown in Figure 18. Priority habitats are areas where a range of actions could help improve the ecological resilience for each of the habitats/habitat networks. The priority habitats in Walpole are mainly within the centre of the parish and to the eastern side of the boundary.

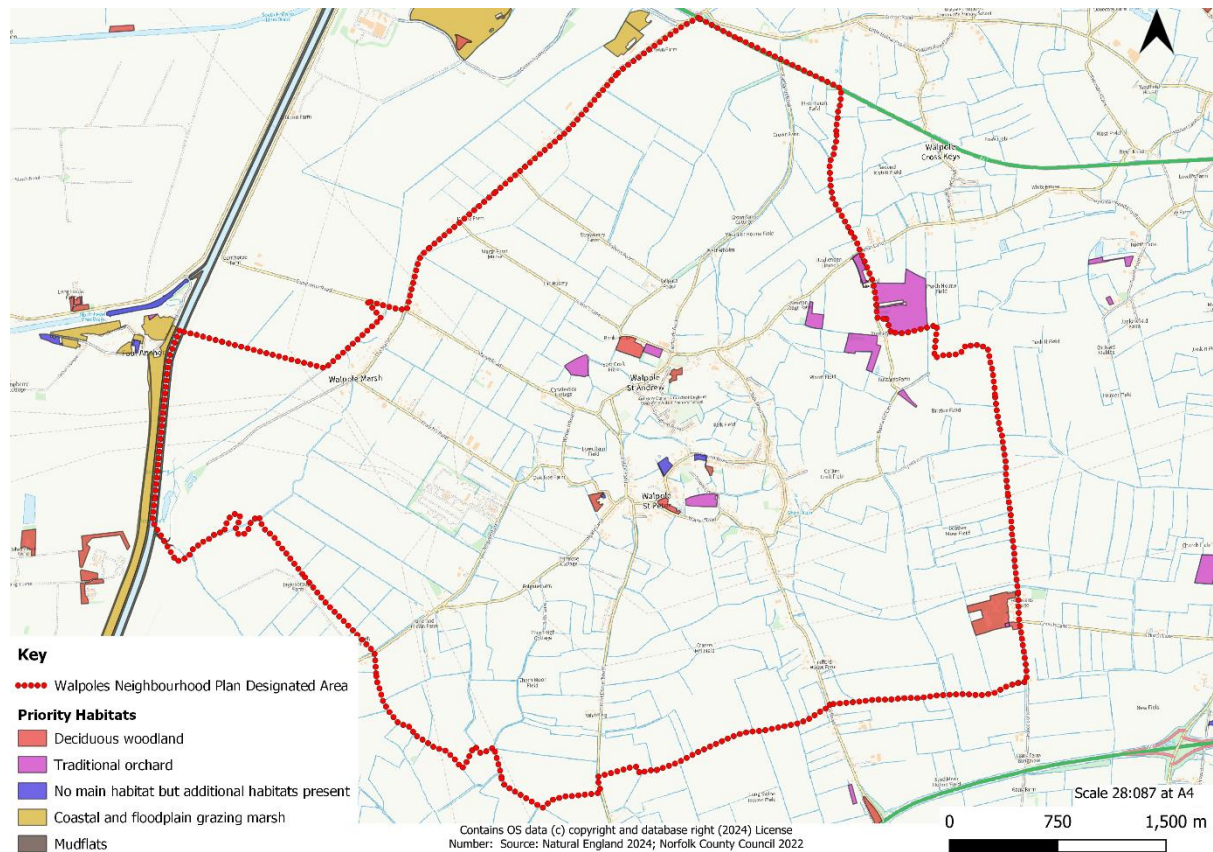


Figure 18: Priority Habitats

Adjacent to the west of the parish boundary is the main habitat- Coastal and floodplain grazing marsh. Also to the west of the parish is the primary habitat Lowland Meadows, falling into the edge of the parish boundary is the Lowland Meadows Network Expansion Zone- Figure 19. This means that the land is within relatively close proximity to areas which are suitable for habitat creation for the habitat. So, this area of the parish could be a possible location to connect and link up networks across the landscape¹⁶.

¹⁶ [Habitat Networks \(England\) - data.gov.uk](https://data.gov.uk/dataset/habitat-networks-england)

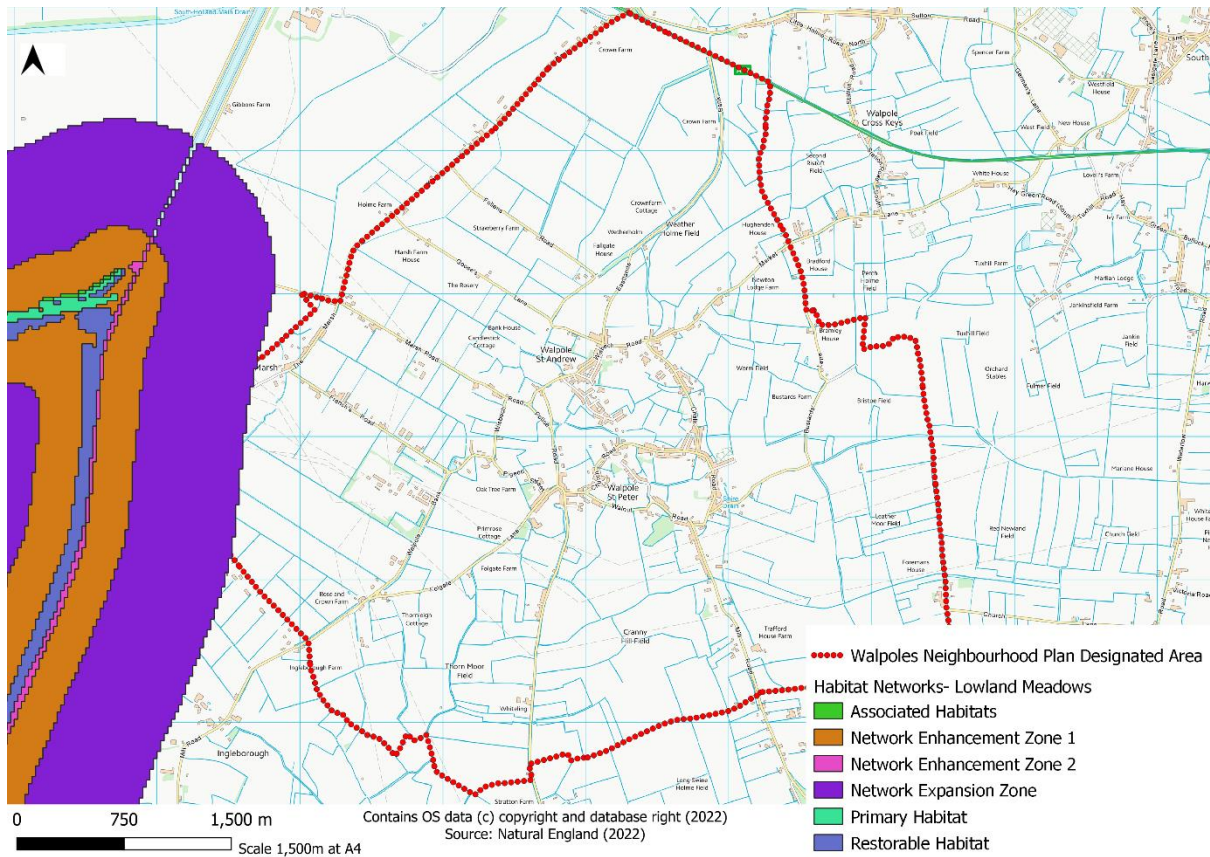


Figure 19: Lowland Meadows- Habitat Network and Expansion Zone

Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

The parish has a rich amount of ecological assets including trees, hedgerows and waterbodies as shown in Figure 20 particularly in the centre of the parish.

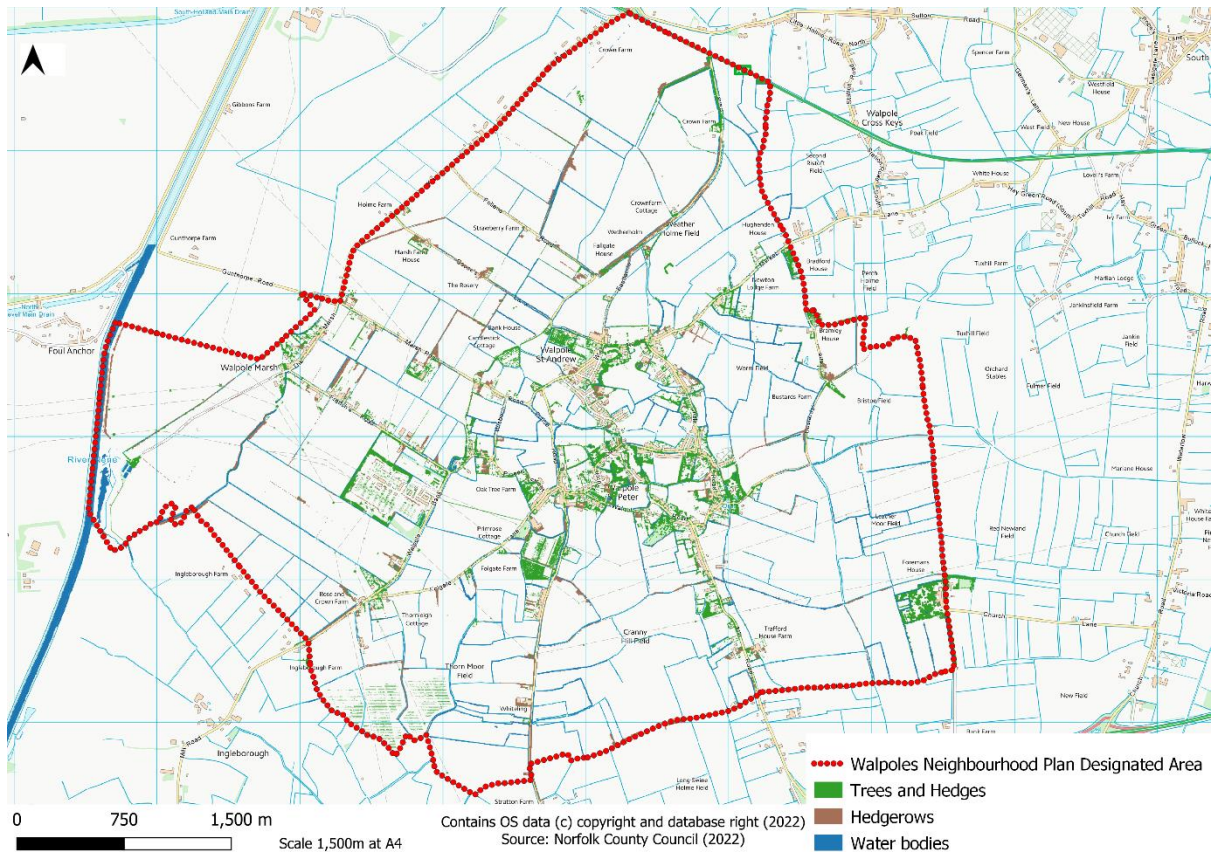


Figure 20: Ecological network

The parish contains some of the best and most versatile agricultural land in England, as identified by the Agricultural Land Classification Scale. A large proportion of the parish is identified as Grade 1 and to the south Grade 2 as shown in Figure 21. National policy is to retain high value land such as this for its economic and other benefits. Where land of this quality is in active farming use, it could constrain future growth within the parish.

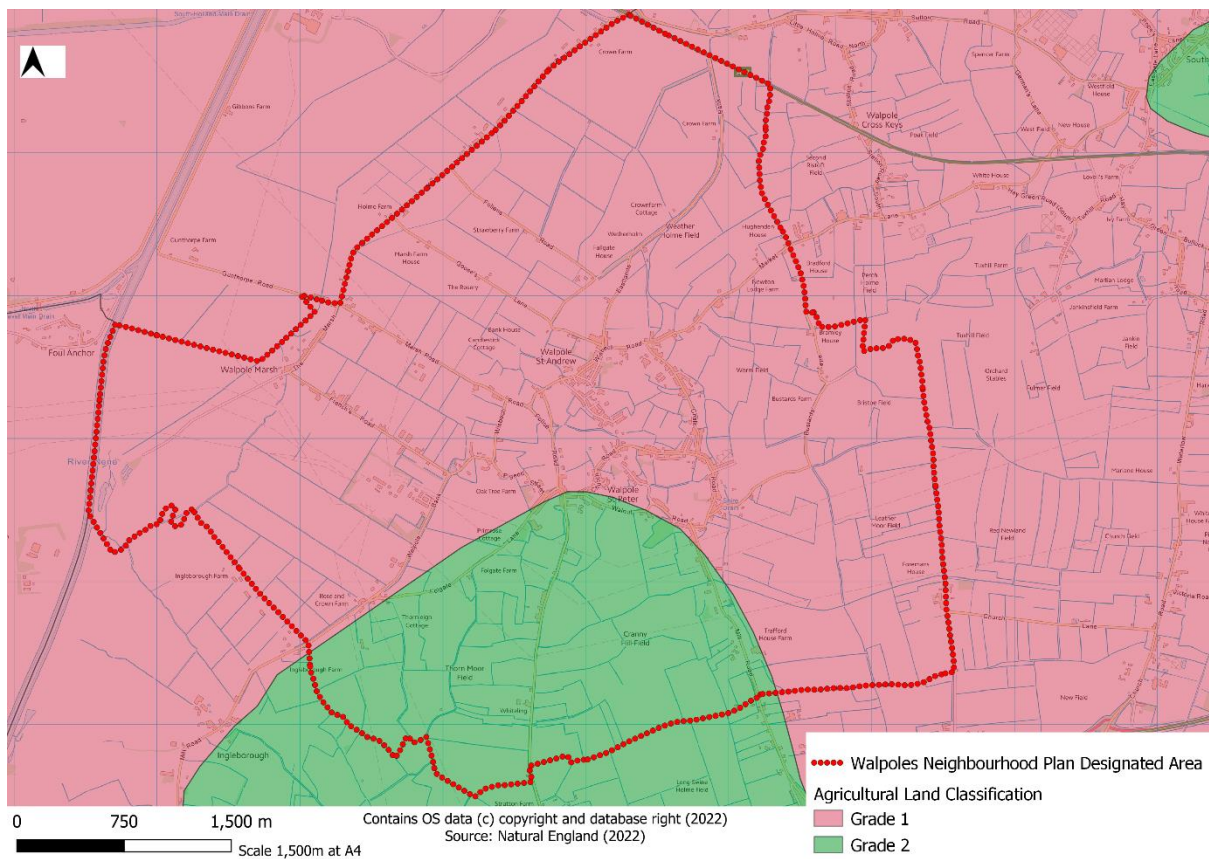


Figure 21: Agricultural Land Classification within Walpoles

The West Norfolk Landscape Character Assessment¹⁷ identifies that the neighbourhood area falls under ‘The Fens, Settled Inland Marshes’ character area. The character area is characterised by:

- A large-scale, low-lying landscape offering distant, panoramic views that evoke a sense of openness. This open character is less evident where settlements, shelterbelts and orchards occur.
- Simplistic terrain characterised by a distinctly flat landform providing wide horizons. Earthworks in the form of rivers and creek embankments bring topographic change and strong, straight lines of contrast.
- An intensively farmed arable landscape comprising predominantly geometric fields divided by straight drainage channels and dykes and underlain predominantly by silts. Field size is variable in places with small units defining settlement edges.
- Fruit orchards are a relatively common (yet declining) feature with rectangular plots ordered into rows. These rows often channel views and where orchards occur alongside roads, views across the landscape are more restricted. Conifer planting is also a relatively common feature.

¹⁷ KLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

- Buildings and storage associated with horticulture and food production industries, as well as power stations, pumping stations and sluices, provide visible human-built elements.
- Well served by a network of rural roads that follow an irregular path.
- The landscape appears well settled – with villages, town edges, large houses, individual farms and properties generally in view. Settlement is predominantly found aligning secondary roads and has a linear arrangement with villages often merging through ribbon development.
- The skyline appears cluttered in places due to the varied heights, forms and textures of vertical elements including trees, pylons and buildings.
- Lines of pylons are dominant features slicing diagonally across the field system. The pylons and posts carrying overhead wires are frequently in view.
- Views can be gained to the edge of King’s Lynn and Wisbech.
- The change to the adjacent Coastal Marshes and Open Inland Marsh landscapes is transitional and not always obvious.
- Large churches (which are often situated in an elevated position) within villages are key landmark features - visible from long distances.
- The main roads – the A17(T) and A47(T) are busy through routes and the operation of farm machinery brings constant movement to the landscape.
- The sense of remoteness and tranquillity varies and is largely dependent on proximity to roads and settlement edges.

The Ecological Character for this character type is dominated by:

- Scattered mixed shelterbelts and clumps of mature trees.
- Poplar and willow rows.
- River corridors, including the River Great Ouse and The Well Creek.
- Network of drainage ditches (with grassy banks and lined with reeds and rushes).

The key forces for change which could affect Walpoles are:

- Loss of field margins and farm ponds through agricultural intensification.
- Intensification of arable farming practices, resulting in potential loss of curvilinear drainage patterns/ co-axial field systems.
- Potential decline in maintenance of river and drainage channels and pumps and associated potential flood risk.
- Soil erosion and shrinkage, resulting in changing agricultural landscape.
- Potential major road improvements associated with the A17.
- Risk of saline intrusion of agricultural farmland from rising sea levels.

- Potential farm diversification, with associated recreational pressures, such as parking and noise/ visual intrusion.
- Potential construction of new sluices.
- Loss of orchards.
- Introduction of large new sheds, haulage, or agricultural buildings

The planning guidelines for management include:

- conserve the strong large-scale landscape pattern of large geometric arable fields that contribute to an overall sense of openness and enhance the reed-filled ditches and dykes that delineate field boundaries.
- Seek to conserve scattered, mixed shelterbelts
- Seek to conserve, enhance and manage the regular, interconnected network of reed-lined drainage ditches and dykes throughout the Landscape Character Type.
- Seek to conserve and restore areas of orchards (a key characteristic of this landscape character type) as key landscape features.
- Seek opportunities for the creation of floodplain grazing marsh alongside the rivers and Fenland drains, to contribute to the function of these rivers as important wildlife corridors.
- Seek opportunities for the creation and enhancement of reedbeds.
- Seek to retain arable field margins and farm ponds as key landscape features.

Issues

- Although there are no designated wildlife sites within the plan the Greater Wash SAC/SPA is within 7km is nearby. It is possible that wildlife from these sites visit or is present within the neighbourhood area at times.
- Additional housing growth within Walpoles could lead to increased recreational pressure on the nearby Greater Wash SPA/SAC, which has multiple wildlife designations.
- The high quality of soil within the parish means that its benefits could constrain future growth within the parish.
- Development, particularly major development of 10 or more dwellings or on the settlement edge, has the potential to impact the landscape setting, which should be protected.

Flood Risk

Part of the settlement is situated within Flood Zone 3a. The watercourse for flood warning in this area runs from the east of Wisbech along the A47 to Terrington St John and surrounding areas, from the River Great Ouse and from the Tidal River from Denver to south of King's Lynn¹⁸. As shown in Figure 22, Environment Agency future flood risk modelling shows that most of the neighbourhood area is at medium risk from fluvial flooding (sea and rivers), with a chance of between 1% and 3.3% each year considering any flood defences protecting or within the area. There are some patches of the parish which are at a very low risk including around Walpole St Peter's Church and north of part of French's road.

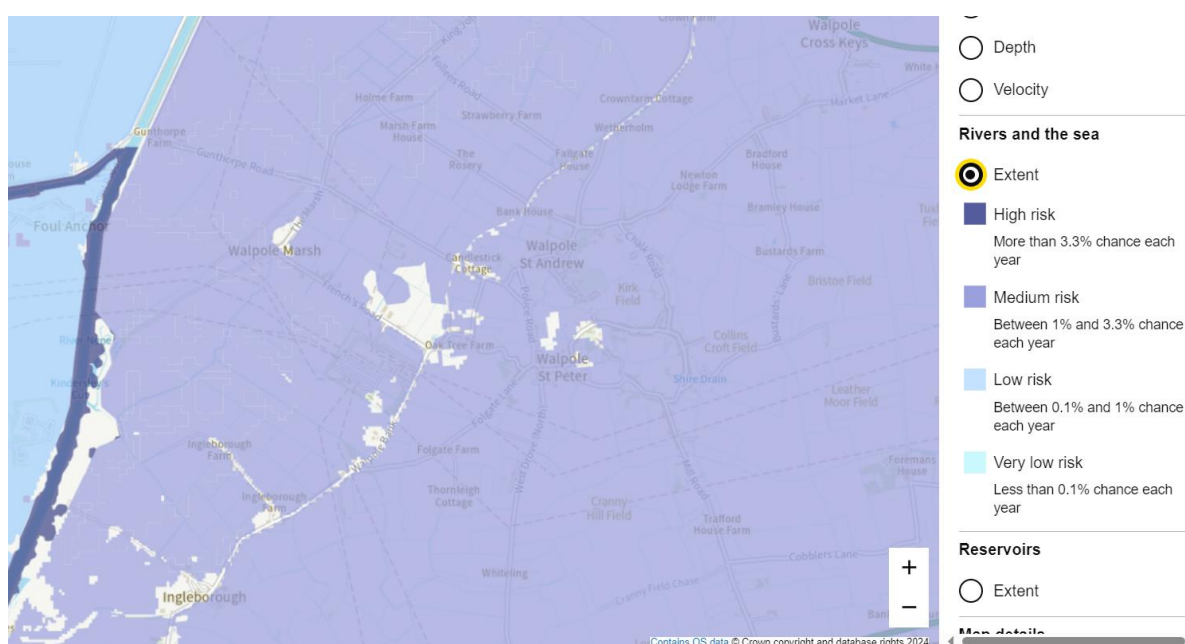


Figure 22: Flood Risk from Rivers and the Sea (Source Environment Agency, 2024¹⁹)

The BCKLWN Strategic Flood risk Assessment Stage 1 (2017) states several watercourses that flow through / from the settlement are Ordinary Watercourses; in some cases, these are managed by an Internal Drainage Board. Such watercourses may not have been accounted for in the Environment Agency Flood Zone mapping. There is the potential that the settlement could flood from one or more of these watercourses, independently to tidal flooding. There are a series of embankments along the river Nene, which have a

¹⁸ [Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

¹⁹ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#)

standard of protection of 0.67% AEP. However, there remains a residual risk of flooding should the defences be overtopped or fail.

Surface water flood risk in Walpole St Andrew and Walpole St Peter consists predominantly of water ponding on roads, gardens, and other open spaces throughout the village. Figure 23, taken from the Environment Agency, demonstrates that there are patches of high, medium, and low flood risk across the parish, including within the built-up area around Church Road, Pyecroft Lane, Springfield Road, Walnut Road.

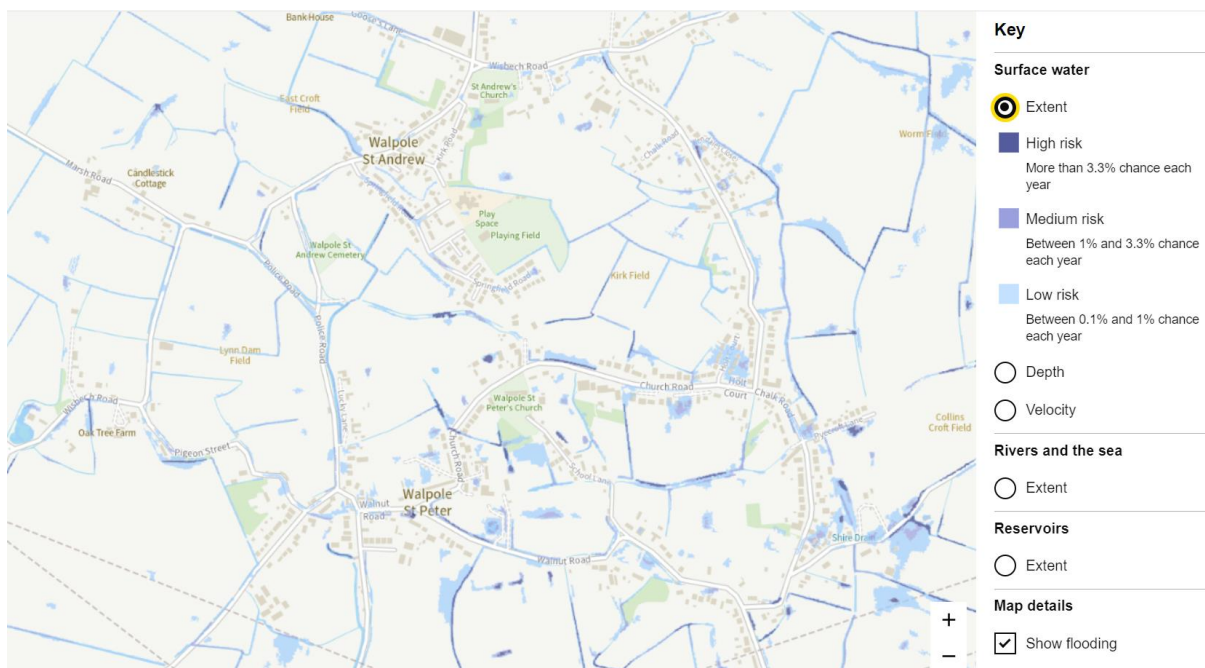


Figure 23: Surface Water Flooding Risk (Environment Agency, 2024²⁰)

Issues:

- Surface water flooding is an issue in large parts of the parish, including the built-up area, it will be important to ensure this is not worsened through new development.
- The entire parish is within Flood Zone 3 which may constrain future growth.

²⁰ [Learn more about this area's flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)

Historic Environment and Archaeology



St Peters Church, Google Maps 2022

On the Norfolk Heritage Explorer, there are 182 entries regarding historic objects, structures, and buildings. These include assets from the prehistoric age, Bronze Age, Middle Saxon and Late Saxon, Roman, medieval, and post-medieval and 19th century. Many of the entries were discoveries from fieldwalking in 1984 by the Fenland Survey of Medieval pottery sherds and materials between the ages 1066AD- 1539 AD²¹.

There is no Conservation Area within the parish. However, there are 21 listed buildings within the neighbourhood plan area according to the latest data on the Historic England website²². These are mainly situated within Walpole St Andrew and Walpole St Peter (Figure 24).

Most of the listed entries are Grade II. However, there are two Grade I buildings which are the Church of St Andrew and the Church of St Peter. There is one Grade II* entry which is the Old Manor Farmhouse (List Entry- 1237330). The full table of listings and zoomed in maps of the listed buildings can be found in Figures 25 and 26.

²¹ Walpole. Source: Norfolk Historic Environment Service (2024). [Your Search Results - Norfolk Heritage Explorer](#)

²² Walpole Parish. Source: [Search the List: Map Search | Historic England](#)

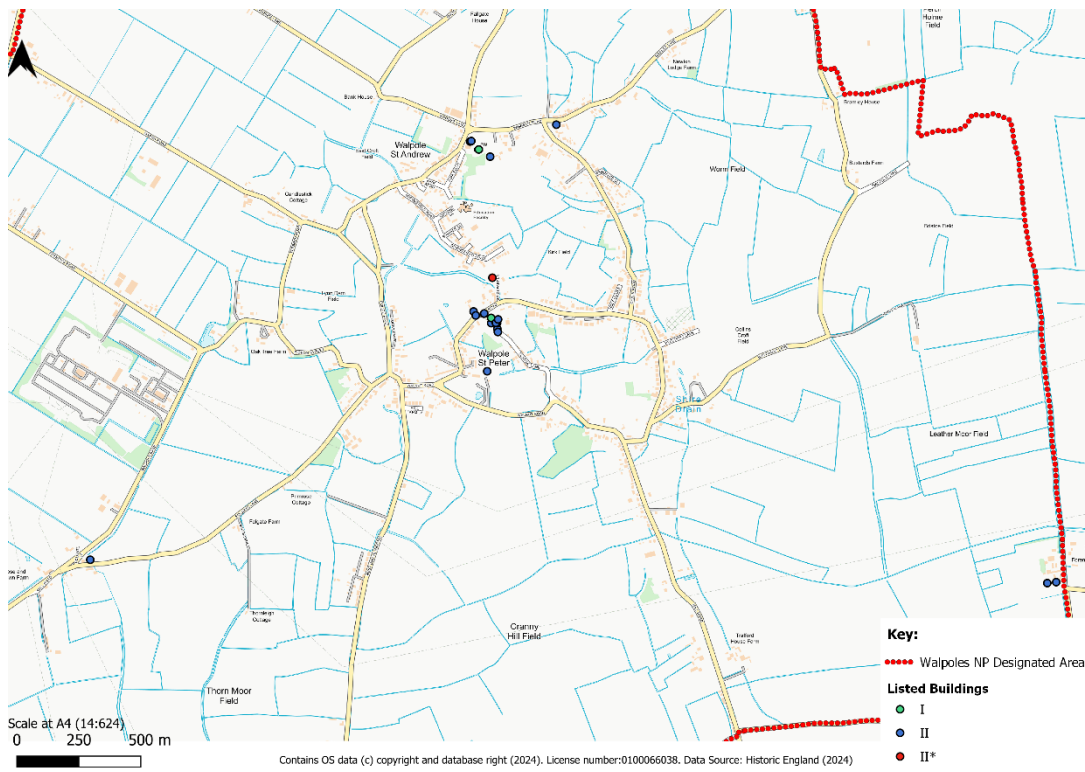
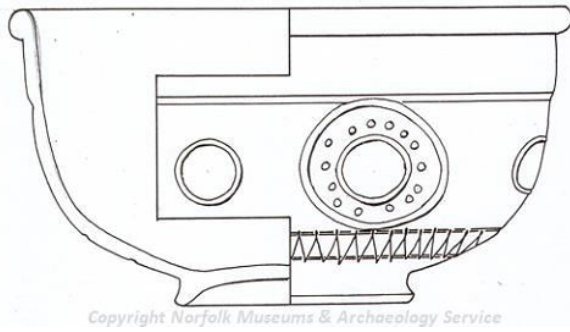


Figure 24- Location of listed buildings within Walpole Parish

As set out in the Walpoles Parish Summary, *“The name ‘Walpole’ is thought to derive from the Old English for pool by the wall, and may refer to the Roman bank which encircled a number of the Marshland parishes. This parish contains the settlements of Walpole St Peter and Walpole St Andrew and contains the southern half of the old parish of Walpole St Andrew, and the northern half of the old parish of Walpole St Peter.*

Large parts of the parish are former salt marshes, mostly drained only during the last two hundred years. As a result, it is thought unlikely that any occupation would have been possible during the prehistoric period, and no evidence for prehistoric settlement has been recorded. However it is known that the tell-tale signs of Iron Age water courses can be seen as soil marks or occasionally as earthworks across the parish, and a number of these have been noted crossing thirty-four separate sites (such as NHER [20073](#), [20201](#) and [21319](#)).



A Roman bowl from Walpole. (© NCC)

The first evidence for occupation of this landscape is therefore in the Roman period, and extensive fieldwalking by the Fenland Survey during the 1980s has provided good evidence for small-scale land use across the parish, though particularly around the edges of the Iron Age watercourses (such as NHER [20030](#), [20158](#), and [20306](#)). Seven concentrations of Roman pottery sherds have been noted in this parish (such as NHER [20030](#), [22137](#) and [22138](#)), some of which have included other material such as bone (NHER [20306](#)).

In addition, Roman pottery sherds have been recovered from another fifteen sites (such as NHER [14178](#), [19865](#) and [21333](#)), though in not in enough density to be considered occupation sites. Compared with the occupation distribution to the south, in the parish of Walpole Highway, the density here is far greater. Assessment of the evidence gathered suggest that settlement did not commence here until the 2nd century, and probably reached a peak in the 3rd century.

However, during the Saxon period settlement focus seems to shift from the southern area of Walpole Highway to this parish. The earliest objects are a pendant (NHER [20274](#)) and three brooches (NHER [21341](#), [21336](#) and [31705](#)). However, the first substantial settlements are found during the Middle Saxon period. Two sites have been recorded and these include extensive scatters of Ipswich Ware pottery sherds and both are situated on low roddon systems (NHER [21325](#) and [21341](#)). One of these sites (NHER [21341](#)) also yielded a number of metal objects, including a sceatta coin of 8th century date.

Settlement develops during the Late Saxon period. Although occupation evidence continues at one of the Middle Saxon sites (NHER [21341](#)), settlement moves to an area around Walpole St Peter and St Andrew. Possible occupation sites have been identified (NHER [20078](#), [20274](#) and [21321](#)), and Late Saxon pottery sherds have been recovered from twenty-eight separate sites.

Evidence for medieval occupation is more numerous, with almost thirty-five possible sites identified (including NHER [20030](#), [20157](#) and [20274](#)). Pottery sherds have been recovered in less density from a further ninety-two separate sites (such as NHER [19865](#), [19953](#) and [20073](#)), probably due to the extent of medieval manuring activity. Other medieval objects recovered include a 13th century gilded horse harness pendant (NHER [33232](#)) and a gold coin minted under Edward III (NHER [29230](#)).

It is during the medieval period that this area experienced its greatest activity and expansion. The drainage of the fens here provided high quality agricultural land that had been enriched by the silts and muds. The farmers and merchants who profited from this expressed their wealth through lavish donations to their parish churches, and it is result of this that we have the churches of St Andrews (NHER [2227](#)) and St Peters (NHER [2229](#)).

St Andrew's Church (NHER [2227](#)) is a grand building, and was almost completely rebuilt in the Perpendicular period. The visible structure therefore dates to the late 15th century, though some 14th century work has been reused in the tower, which is of brick. The church is currently in the protection of the Churches Conservation Trust.

Barely 700m away, St Peter's Church (NHER [2229](#)) is perhaps the most visible expression of the area's wealth during the medieval period. It stands on the site of an earlier church which was washed away in the flood of 1337, and the visible structure dates to the late Decorated and early Perpendicular periods. It was probably built between the mid 14th and mid 15th centuries, and at almost 50m long is one of the largest parish churches in the county.

A late medieval two-storey building (NHER [14609](#)) also survives, though for many years it lay ruinous. It has a brick extension of 1638, and is an early example of a storied medieval building. The site of a medieval moated enclosure (NHER [18507](#)) and two possible medieval saltern mounds (NHER [19693](#) and [19694](#)) have also been recorded.

A small number of post medieval buildings have also survived, and these include Dovecot (NHER [13280](#)), which is thought to date to 1598, and Princess Victoria public house (NHER [14608](#)), which is of local brown brick and thought to date to 1651. Also of interest is St Peter's Lodge (NHER [20529](#)), a house originally built in 1705 and extended in 1813, and contains a round-headed door with re-used Norman masonry (Ruth Fillery-Travis, 2007)²³.

²³ [Parish-Summary-Walpole-\(Parish-Summary\) - Norfolk Heritage Explorer](#)

Title	Link	Grade	Location
Walpole St Peter War Memorial	https://HistoricEngland.org.uk/listing/the-list/list-entry/1440076	II	Churchyard of the Church of St Peter Church Road Walpole St Peter Norfolk PE14 7PA Walpole King's Lynn and West Norfolk Norfolk
FORECOURT WALLS OF DOVECOTE FARMHOUSE	https://HistoricEngland.org.uk/listing/the-list/list-entry/1264174	II	FORECOURT WALLS OF DOVECOTE FARMHOUSE CHURCH ROAD Walpole King's Lynn and West Norfolk Norfolk
GREENS COTTAGE	https://HistoricEngland.org.uk/listing/the-list/list-entry/1264180	II	GREENS COTTAGE FOLGATE LANE Walpole King's Lynn and West Norfolk Norfolk
SCULPTURE IN CHURCHYARD	https://HistoricEngland.org.uk/listing/the-list/list-entry/1237261	II	SCULPTURE IN CHURCHYARD KIRK ROAD Walpole King's Lynn and West Norfolk Norfolk
SCULPTURE IN CHURCHYARD	https://HistoricEngland.org.uk/listing/the-list/list-entry/1237302	II	SCULPTURE IN CHURCHYARD KIRK ROAD Walpole King's Lynn and West Norfolk Norfolk
MEMORIAL 13 METRES SOUTH OF NAVE OF CHURCH OF ST PETER	https://HistoricEngland.org.uk/listing/the-list/list-entry/1264171	II	MEMORIAL 13 METRES SOUTH OF NAVE OF CHURCH OF ST PETER CHURCH ROAD Walpole King's Lynn and West Norfolk Norfolk
MEMORIAL 19 METRES SOUTH OF CHANCEL OF CHURCH OF ST PETER	https://HistoricEngland.org.uk/listing/the-list/list-entry/1237324	II	MEMORIAL 19 METRES SOUTH OF CHANCEL OF CHURCH OF ST PETER CHURCH ROAD Walpole King's Lynn and West Norfolk Norfolk
MEMORIAL 1 METRE SOUTH	https://HistoricEngland.org.uk/listing/the-list/list-entry/1264172	II	MEMORIAL 1 METRE SOUTH OF CHANCEL OF CHURCH

OF CHANCEL OF CHURCH OF ST PETER			OF ST PETER CHURCH ROAD Walpole King's Lynn and West Norfolk Norfolk
MEMORIAL 21 METRES EAST OF NORTH GATE OF CHURCHYARD OF ST PETER	https://HistoricEngland.org.uk/listing/the-list/list-entry/1264173	II	MEMORIAL 21 METRES EAST OF NORTH GATE OF CHURCHYARD OF ST PETER CHURCH ROAD Walpole King's Lynn and West Norfolk Norfolk
TABLE TOMB 13 METRES SOUTH OF NAVE OF CHURCH OF ST PETER	https://HistoricEngland.org.uk/listing/the-list/list-entry/1237263	II	TABLE TOMB 13 METRES SOUTH OF NAVE OF CHURCH OF ST PETER CHURCH ROAD Walpole King's Lynn and West Norfolk Norfolk
PRINCESS VICTORIA PUBLIC HOUSE	https://HistoricEngland.org.uk/listing/the-list/list-entry/1237262	II	PRINCESS VICTORIA PUBLIC HOUSE WISBECH ROAD Walpole King's Lynn and West Norfolk Norfolk
MEMORIAL 40 METRES SOUTH OF NAVE OF CHURCH OF ST PETER	https://HistoricEngland.org.uk/listing/the-list/list-entry/1237323	II	MEMORIAL 40 METRES SOUTH OF NAVE OF CHURCH OF ST PETER CHURCH ROAD Walpole King's Lynn and West Norfolk Norfolk
MEMORIAL 20 METRES EAST OF NORTH GATE OF CHURCHYARD OF ST PETER	https://HistoricEngland.org.uk/listing/the-list/list-entry/1237325	II	MEMORIAL 20 METRES EAST OF NORTH GATE OF CHURCHYARD OF ST PETER CHURCH ROAD Walpole King's Lynn and West Norfolk Norfolk
TOWNSEND HOUSE	https://HistoricEngland.org.uk/listing/the-list/list-entry/1237361	II	TOWNSEND HOUSE CHURCH ROAD Walpole King's Lynn and West Norfolk Norfolk
WALLED GARDEN AT ST PETERS LODGE	https://HistoricEngland.org.uk/listing/the-list/list-entry/1264175	II	WALLED GARDEN AT ST PETERS LODGE INCLUDING DOVECOTE FENCE BANK Walpole FENCE BANK

INCLUDING DOVECOTE			King's Lynn and West Norfolk Norfolk
DAYCOTTS END	https://HistoricEngland.org.uk/listing/the-list/list-entry/1264181	II	DAYCOTTS END WISBECH ROAD Walpole King's Lynn and West Norfolk Norfolk
ST PETERS LODGE	https://HistoricEngland.org.uk/listing/the-list/list-entry/1237328	II	ST PETERS LODGE FENCE BANK Walpole FENCE BANK King's Lynn and West Norfolk Norfolk
DOVECOT FARMHOUSE	https://HistoricEngland.org.uk/listing/the-list/list-entry/1237327	II	DOVECOT FARMHOUSE CHURCH ROAD Walpole King's Lynn and West Norfolk Norfolk
OLD MANOR FARMHOUSE	https://HistoricEngland.org.uk/listing/the-list/list-entry/1237330	II*	OLD MANOR FARMHOUSE THE CHASE Walpole THE CHASE King's Lynn and West Norfolk Norfolk
CHURCH OF ST ANDREW	https://HistoricEngland.org.uk/listing/the-list/list-entry/1264158	I	CHURCH OF ST ANDREW KIRK ROAD Walpole King's Lynn and West Norfolk Norfolk
CHURCH OF ST PETER	https://HistoricEngland.org.uk/listing/the-list/list-entry/1264167	I	CHURCH OF ST PETER CHURCH ROAD Walpole King's Lynn and West Norfolk Norfolk

Figure 25: List of historic statutory entries for Walpole Parish (Historic England, August 2022)



Figure 26: Listed buildings within Walpole St Andrew and St Peter

Issues

- Walpole has a rich history, with a multitude of listed buildings (21). However, no conservation area. There is potential for development especially adjacent to impact the historic nature of the parish. The design of new development is particularly important with respect to this.

Appendix A- Housing Data from 2012 to 2022 in Walpoles (Borough Council of King's Lynn and West Norfolk, August 2022)

Permission Reference	Address	Description	Main Res Dev Type	PD L	Gross Area	Units	Units Not Sup	Units Lost	Gain Not Sup	Granted Date	Initially Started Date	Completion Date
11/01575/F	Land At Townsend Farm Church Road Walpole St Peter Norfolk PE14 7NS	Construction of two dwellings (amendment to planning permission 05/00107/F) - Substitution of plot 3 for two dwellings	New residential building	Y	0.1	2	2	0	2	19/03/2012	30/09/2012	31/12/2013
11/01699/RM M	Former Wendels Herbs Ltd Chalk Road Walpole St Peter Norfolk PE14 7PH	Reserved Matters Application - Site for residential development (10 dwellings - to include 3No	New residential building	Y	0.74	10	10	0	10	05/01/2012	29/02/2012	31/03/2013

		affordable homes)										
12/00059/O	Peek A Boo Barn The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG	Outline Application - Demolition of existing bungalow with outbuildings and construction of three dwellings	New residential building	Y	0.17	3	3	1	2	23/04/2012		
12/01717/O	Land South of Missbe-Haven The Marsh Walpole St Andrew Norfolk	Outline Application: construction of residential dwelling	New residential building	N	0.05	1	1	0	1	13/12/2012		
13/01286/F	Site South West of the Willows Pycroft Lane Walpole St Peter Wisbech Cambs PE14 7PL	Detached Dwelling and Integrated Garage	New residential building	N	0	1	1	0	1	04/11/2013	31/03/2014	31/03/2015
14/00242/O	Land Adj To Elm House Chalk Road Walpole St Peter Norfolk PE14 7PN	Outline application: Construction of two dwellings	New residential building	Y	0.15	2	2	0	2	11/04/2014		
14/00271/RM	Peek A Boo Barn The Marsh Walpole St	Reserved Matters Application:	New residential	Y	0.09	1	1	1	0	11/04/2014	01/01/2016	

	Andrew Wisbech Norfolk PE14 7JG	Demolition of existing bungalow and construction of dwelling	ial building									
14/00889/F	Plot Adj Small Field Pigeon Street Walpole St Andrew Norfolk, Walpole St Andrew	Proposed four bedroom house and double garage	New resident ial building	N	0.1	1	1	0	1	09/09/2 014	01/09/2 017	
14/00972/F	Beacon Cottage The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG, Walpole St Andrew	Erection of two houses	New resident ial building	Y	0.21	2	2	0	2	22/08/2 014	01/02/2 017	31/08/20 21
14/01005/O	Applegate House Walnut Road Walpole St Peter Norfolk PE14 7PE, Walpole St Peter	Outline Application: construction of a dwelling	New resident ial building	N	0.07	1	1	0	1	02/09/2 014		
14/01662/F	Storage The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG	Demolition of derelict commercial building and the construction of a 4 bedroom two storey dwelling with a	Change of use of non- res building to dwellin g(s)	Y	0.18	1	1	0	1	10/12/20 15	27/11/20 20	27/11/20 20

		detached double garage										
14/01698/RM	Applegate Nurseries Applegate House Walnut Road Walpole St Peter Norfolk PE14 7PE, Walpole St Peter	RESERVED MATTERS: Construction of four dwellings	New residential building	N	0.17	4	4	0	4	03/02/2015		
15/00205/F	Glen Rosa Frenchs Road Walpole St Andrew Wisbech Norfolk PE14 7JF, Walpole St Andrew	Proposed replacement dwelling and associated works	New residential building	Y	0.08	1	1	1	0	01/07/2015	30/11/2015	31/05/2017
15/00551/RM	Pear Tree Cottage Chalk Road Walpole St Peter Norfolk PE14 7PG, Walpole St Peter	Reserved Matters Application: Demolition of Pear Tree Cottage and construction of 3 No. detached dwellings	New residential building	Y	0.15	3	3	1	2	03/07/2015	02/01/2017	
15/01443/O	Land North of Hawthorne Lodge Police Road Walpole St Andrew Norfolk	Outline Application: residential development	New residential building	N	0.66	8	2	0	2	02/02/2016		
15/02059/F	Adjacent Fairlawn 15 Kirk Road Walpole St	Proposed 2.5 storey	New residential	N	0.06	1	1	0	1	26/04/2016	17/08/2016	16/01/2017

	Andrew Wisbech Norfolk PE14 7LL, Walpole St Andrew	detached dwelling house with detached garage and new access to Fairlawn (adjacent dwelling)	ial building									
16/00656/R M	Land North of Hawthorne Lodge Police Road Walpole St Andrew Norfolk, Walpole St Andrew	Reserved Matters Application: Residential development plot 1	New resident ial building	N	0.17	1	1	0	1	01/07/2 016	01/12/20 16	01/03/2 018
16/01705/O	Land On the South Side ofWalnut RoadWalpole St PeterNorfolk, Walpole St Peter	Outline Application: construction of two dwellings	New resident ial building	N	17.1 1	2	2	0	2	01/08/2 017		
16/01867/O	Land On the South Side ofWalnut RoadWalpole St PeterNorfolk, Walpole St Peter	Outline Application: residential development	New resident ial building	N	79.2 2	6	6	0	6	01/08/2 017		
16/02101/RM	PoppyfieldsPyecroft LaneWalpole St PeterNorfolkPE14 7PL, Walpole St Peter	RESERVED MATTERS: Proposed dwelling	New resident ial building	N	7.17	1	1	0	1	27/02/2 017	01/03/2 018	01/03/2 018

17/00769/R M	Land South of the Old Police HouseWest Drove NorthWalpole St PeterNorfolk, Walpole St Peter	Reserved Matters Application: Development of 5 dwellings	New resident ial building	N	40.3 9	5	5	0	5	09/06/2 017	01/11/20 17	06/01/2 020
17/00979/R M	Land Adjacent of Hawthorne LodgePolice RoadWalpole St AndrewWisbechNorfol kPE14 7NN, Walpole St Andrew	Reserved Matters for Plot 7 only	New resident ial building	N	15.4 3	1	1	0	1	07/07/2 017	12/07/20 18	03/02/2 021
17/00982/F	The Willows The Marsh Walpole St Andrew Norfolk PE14 7JG	Removal of condition 2 of planning permission 16/01849/F to eliminate the flat roof part of dwelling	New resident ial building	N	495	1	1	0	1	04/09/2 017	25/02/2 020	25/02/2 020
17/01559/R M	Applegate HouseWalnut RoadWalpole St PeterNorfolkPE14 7PE, Walpole	Reserved matters application for the construction of dwelling	New resident ial building	N	675	1	1	0	1	08/02/2 018		
17/01562/R M	Applegate House Walnut Road Walpole	Reserved Matters	New resident	N	13.1 5	2	2	0	2	10/10/20 17		

	St Peter Norfolk PE14 7PE, Walpole St Peter	Application: Construction of Two Dwellings	ial building									
17/01605/R M	Land Adj Hawthorne Lodge Police Road Walpole St Andrew Wisbech Norfolk PE14 7NN, Walpole St Andrew	Reserved Matters for Plot 2: Proposed new dwelling	New resident ial building	N	9.53	1	1	0	1	25/09/2 017		
17/01715/RM	(Plot 5) Land Adj Hawthorne Lodge Police Road Walpole St Andrew Wisbech Norfolk PE14 7NN, Walpole St Andrew	RESERVED MATTERS: One dwelling	New resident ial building	N	14.2 8	1	1	0	1	08/11/20 17	27/03/2 019	27/03/2 019
17/01846/R M	Land North of Churchfield HouseEastlands BankWalpole St AndrewWisbechNorfol kPE14 7LB, Walpole	RESERVED MATTERS: Construction of 4 dwellings	New resident ial building	Y	322 1	4	3	0	3	22/12/2 017	31/03/20 22	31/03/20 22
17/01959/F	Rose CottageMill RoadWalpole St PeterNorfolkPE14 7QP, Walpole	Replacement bungalow with detached double garage	New resident ial building	Y	123 0	1	1	1	0	09/02/2 018	01/04/2 017	01/03/2 018
17/02174/O	Land On The South Side ofWalnut	Outline Application: Development	New resident	N	205 9	4	4	0	4	25/05/2 018		

	RoadWalpole St PeterNorfolk, Walpole	consisting of 2 x 2 and 3 bedroom semi- detached houses to satisfy Affordable Housing requirement for overall site G.109.1 - 1 unit for rent, 1 unit for shared ownership	ial building									
17/02218/F	HomewoodBustards LaneWalpole St PeterNorfolkPE14 7PQ, Walpole	Proposed residential development comprising 2 detached dwellings	New resident ial building	Y	1129	2	2	0	2	14/09/2 018		
18/00946/R M	Cedar ViewWalnut RoadWalpole St PeterNorfolkPE14 7PE, Walpole	Reserved Matters Application: Single 2 storey residential dwelling	New resident ial building	N	0	1	1	0	1	15/08/2 018	12/08/2 018	05/04/2 022
18/01472/R MM	Land West of Cedars LodgeChurch	RESERVED MATTERS:	New resident	N	1336 5	10	10	0	10	10/10/20 18	30/06/2 018	28/05/2 021

	RoadWalpole St PeterNorfolkPE14 7NU, Walpole	Construction of 10 dwellings	ial building									
18/01696/PA CU3	Holme FarmKing John BankWalpole St AndrewWisbechNorfol kPE14 7JS, Walpole	Change of use from agricultural building to 1 x 3 bed dwelling and 2 x 2 bed residential units	Change of use of non- res building to dwellin g(s)	Y	981	3	3	0	3	15/11/20 18		
18/01769/F	Atonement BarnNest Clarks CottagesBustards LaneWalpole St AndrewNorfolk, Walpole	Convert barn into a dwelling	Change of use of non- res building to dwellin g(s)	Y	172 9	1	1	0	1	29/11/20 18	10/01/20 19	
18/01870/F	Land South of FerndaleMill RoadWalpole St PeterNorfolkPE14 7QP, Walpole	Proposed 3 No. residential dwellings	New resident ial building	N	154 2	3	3	0	3	12/12/20 18	29/10/2 021	
18/02124/R M	(Plot) 8 Lucky LaneWalpole St AndrewNorfolkPE14 7NX, Walpole	RESERVED MATTERS: Residential development	New resident ial building	N	196 9	1	1	0	1	22/01/2 019	02/10/2 020	02/10/2 020

18/02249/R M	Plot 6 Lucky LaneWalpole St AndrewNorfolkPE14 7NX, Walpole	Reserved matters application for the construction of one dwelling	New resident ial building	N	1338	1	1	0	1	19/02/2 019		
19/00028/R M	Hundred Acre WoodWisbech RoadWalpole St AndrewWisbechNorfol kPE14 7LH, Walpole	Reserved Matters: Proposed 2No new dwellings	New resident ial building	N	312 0	2	2	0	2	29/03/2 019	31/05/2 022	
20/01240/F	Land AdjEastleighChalk RoadWalpole St PeterNorfolkPE14 7PG, Walpole	Proposed detached dwelling	New resident ial building	N	880	1	1	0	1	05/11/20 20	20/07/2 021	
20/01644/O M	Land SE of Helian House Walnut Road Walpole St Peter Norfolk	OUTLINE APPLICATION ALL MATTERS RESERVED: For residential development (Indicative layout shows 11 dwellings)	Unknow n	N	120 56	11	11	0	11	15/06/2 021		
20/01995/F	Plumridge NurseriesMill RoadWalpole St	Proposed dwelling in association	New resident	N	227 2	1	1	0	1	13/04/2 021		

	Peter Wisbech Norfolk PE14 7QP, Walpole	with horticultural business	ial building									
21/00361/F	Plot 4 Eastlands Bank Walpole St Andrew WISBECH Norfolk PE14 7LA, Walpole	REMOVAL OR VARIATION OF CONDITION 1 OF PERMISSION 17/01846/RM: (RESERVED MATTERS) Construction of 4 dwellings	New residential building	N	322	1	1	1	0	1	20/04/2021	11/05/2021
21/00823/PACU3	Holme Farm King John Bank Walpole St Andrew Wisbech Norfolk PE14 7JS, Walpole	Application to determine if prior approval is required for proposed change of use from agricultural store to 3 dwellings (Schedule 2, Part 3, Class Q)	Change of use of non-residential building to dwelling(s)	Y	988	3	3	0	3		10/06/2021	

21/01694/F	Land Holme FarmKing John BankWalpole St AndrewWisbechNorfol kPE14 7JS, Walpole	Change of use of existing agricultural land, including the existing yard, to a residential use. Change of use of the existing brick barn to a domestic/ancill ary use in connection with the approved barn conversion (Ref: 21/00823/PA CU3), plus an extension o	Change of use of non- res building to dwellin g(s)	Y	267 5	1	1	0	1	26/10/2 021		
21/02287/F	4 Lucky LaneWalpole St AndrewNorfolkPE14 7NX, Walpole	Proposed dwelling on building plot	New resident ial building	N	1168	1	1	0	1	30/03/2 022		